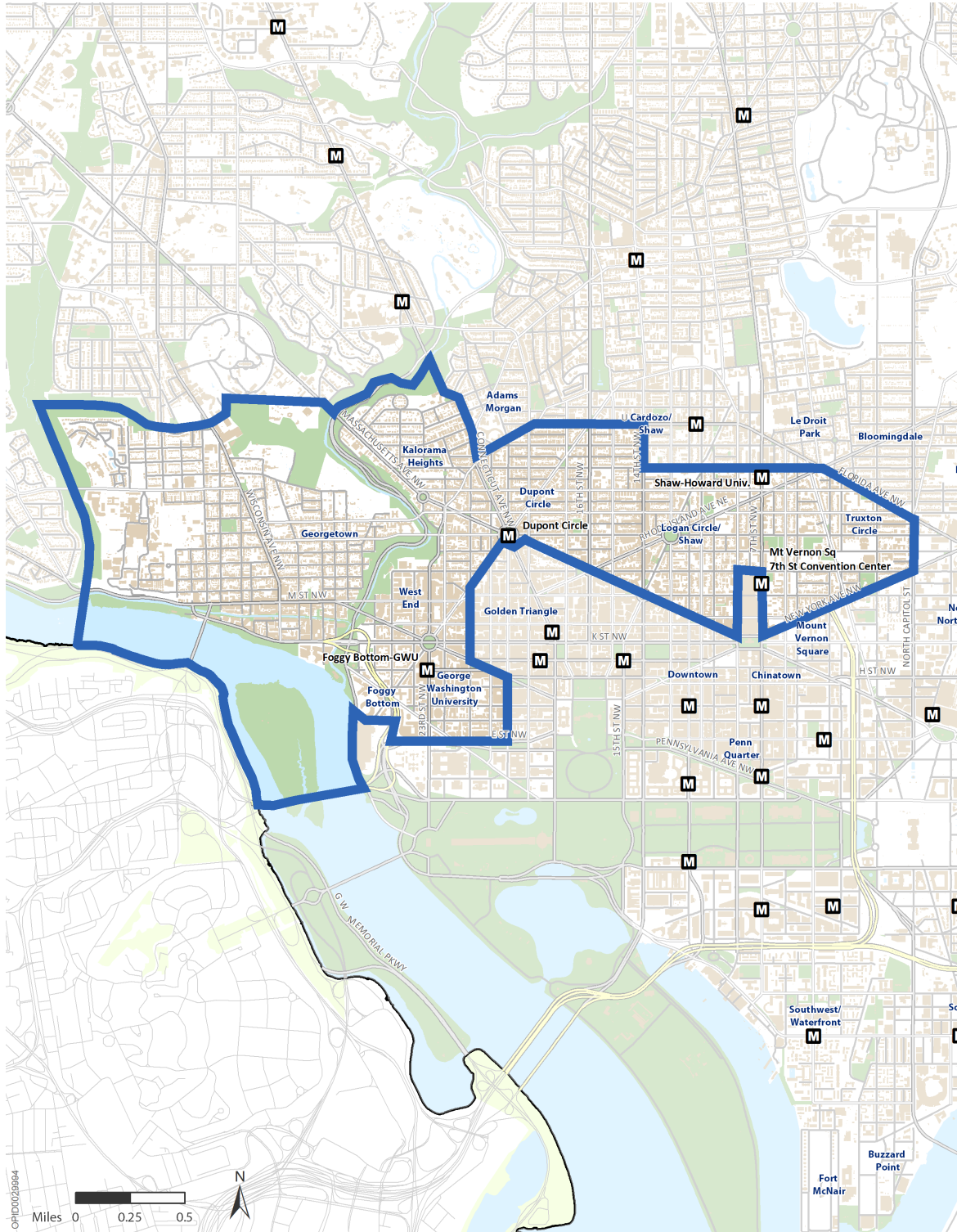


Comprehensive Plan Near Northwest Area Element

Proposed Amendments

DELETIONS
ADDITIONS



Comprehensive Plan Near Northwest Area Element

Proposed Amendments

2100 ~~OVERVIEW~~ Overview 2100

2100.1 The Near Northwest Planning Area encompasses the 3.~~6~~⁹ square miles located directly north and west of Central Washington. It extends from Glover Archbold Park on the west to North Capitol Street NW on the east. Its northern boundary is formed by Whitehaven Parkway west of Rock Creek, and by Connecticut Avenue, U Street, and Florida Avenue NW east of Rock Creek. The southern boundary is formed by the Potomac River, the Central Employment Area, and New York Avenue NW (east of 7th Street NW). These boundaries are shown on the ~~Map~~ map at left. Most of this area has historically been Ward 2, although in past and present times, parts have also been included in Wards 1, ~~and 5, and 6.~~

2100.1

2100.2 Near Northwest is known for its historic architecture, well-established neighborhoods, lively shopping areas, and nationally recognized institutions. These features provide enduring reminders of the ~~city's~~ District's growth, from the ~~18th~~ 18th century to today's international ~~city District~~ destination. The Georgetown Historic District, established in 1950 in response to the demolition of large numbers of waterfront and canal-related ~~historie~~ buildings, was the first ~~historie-such~~ district established in ~~the-city~~ Washington, DC. Today, more than half of Near Northwest's land area is included in historic districts, ~~historie landmarks are designated throughout the area~~ with concentrations of landmarks in Georgetown, on Washington Circle, within the campus of The George Washington University (GW), in Dupont and Logan Circles, and along Massachusetts Avenue NW. These designations include some of the oldest residential and commercial buildings in ~~the-city~~ Washington, DC. 2100.2

2100.3 The development pattern in the area is one of the ~~most-dense~~ densest in the Washington metropolitan region. Near Northwest neighborhoods contain some of the most diverse housing stock in the District, varying from single-family homes to high-rise apartments. Townhouses and mid-rise apartment buildings dating from the mid ~~19th~~ 19th to early ~~20th-20th~~ centuries define the area's residential neighborhoods; ~~these-they~~ are most prominent in Georgetown, Burleith, Dupont Circle, Foggy Bottom, Logan Circle, Shaw, and Mount Vernon Square. Kalorama principally consists of single-family homes dating to the early ~~20th-20th~~ century. Large apartment buildings, many built during the 1920s and 1930s, are concentrated along major roadways, including Connecticut ~~Avenue~~, New Hampshire ~~Avenue~~, Massachusetts ~~Avenue~~, and Rhode Island ~~Avenues~~, and 16th Street NW. Mid-century modern and more contemporary high-density construction defines ~~the~~ West End and the ~~14th-14th~~ Street NW corridor, as well as riverfront communities like the Watergate and Washington Harbour. 2100.3

2100.4 ~~The area,~~ Located outside of Georgetown, the area is well connected to other parts of the District and region by mass transit, including the Red, Green, Orange, ~~and Blue,~~ and Silver ~~subway~~ Metrorail (Metro) lines and multiple bus lines.

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

Several parkways, highways, and interstates also pass through or are immediately adjacent to the area, **often creating barriers between neighborhoods, parks, and the Potomac River in the eastern portion of the area.** These include Interstate 66, the Whitehurst Freeway, Canal Road, Rock Creek and Potomac Parkway, and the I-395/Center Leg Freeway. The overall street pattern reflects the L'Enfant Plan, with prominent diagonal boulevards bisecting a rectangular grid. 2100.4

2100.5 Shopping areas in Near Northwest range from regional destinations, ~~such as like~~ M Street in Georgetown, to neighborhood commercial districts, ~~such as like 17th~~ **17th Street NW** in Dupont Circle. The more prominent retail areas are on the major streets and avenues, ~~including like~~ Connecticut Avenue, **U Street, and 14th Street 14th, and 7th 7th, and 9th 9th, and 14th Streets NW.** There are smaller retail districts throughout the area, and corner stores in almost every residential neighborhood. While ~~there are it has there are~~ a limited number of neighborhood parks, the entire Near Northwest area is within one and a half miles of Rock Creek Park or the National Mall. 2100.5

2100.6 Near Northwest is home to a number of institutions known both locally and **internationally.** ~~Georgetown University, on a hill and somewhat removed from the activity of the city, has a number of Gothic buildings that establish an image of tradition Georgetown University is one of the world's leading academic and research institutions.~~ **Established in 1789, Georgetown is the nation's oldest Catholic and Jesuit university. The 100-acre main campus overlooks the Potomac River and features traditional and modern architecture, including Healy Hall, which was designed in neo-medieval style, built between 1877-1879, and designated as a National Historic Landmark. Today, much of the university's open space is available to community members, neighborhood schools, organizations, and individuals for recreational use, thus, maximizing the available open space in the densely urbanized neighborhood.** ~~George Washington University~~ **GW, located** in Foggy Bottom at the edge of the Central Business District, is a much more urban campus, **well integrated into the dense fabric of the neighborhood surrounding it.** Museums and historic sites, ~~including like~~ the Phillips Collection, Woodrow Wilson House, and the Mary ~~Meleod~~ **McLeod** Bethune Council House, attract visitors from the region and across the country. ~~14th~~ **14th Street NW** is home to the Studio Theater, as well as other performing arts venues and galleries. **After years of disinvestment following the unrest in 1968, 14th Street has experienced intense development activity and restaurant openings, which have contributed to establishing the corridor as one of Washington, DC's premier food and entertainment districts.** Foreign embassies are concentrated along Massachusetts Avenue **NW, and in the Dupont Circle neighborhood, and in Kalorama.** 2100.6

2100.7 ~~A There are a~~ number of local community and business associations ~~that~~ play an active role in shaping Near Northwest land use decisions. In addition to seven

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

Advisory Neighborhood Commissions (ANCs) that represent residents from three ~~W~~wards, there are many community associations and active groups with a specific focus. Some, like the Georgetown Business Improvement District (BID) Partnership, work toward building a stronger business community. Others, like the ~~Georgetown Citizens Association~~ Citizens Association of Georgetown, the Foggy Bottom Association, the Logan Circle Community Association, and the Dupont Circle Conservancy, have strong preservation programs. Others work directly with residents to create a higher quality of life. The Georgetown Community Partnership, for example, includes community, university, and student leaders and was formed as a consensus-based forum to develop a campus plan for Georgetown's historic main campus and manage community-university issues. ~~For instance, Shaw EcoVillage is training youth to be more effective leaders and catalysts for sustainable change in the District.~~

2100.7

2100.8 ~~This Planning Area has seen a modest increase in its population in recent years. The recent trend toward urban living—occurring in cities across the United States—has made this area increasingly desirable and has contributed to higher home costs. In the recent past, i~~Increasing values in ~~long long~~-sought-after neighborhoods like Georgetown, Kalorama, Foggy Bottom, West End, and Dupont Circle, ~~have~~s resulted in development activity moving east into Logan Circle, Shaw, and Mount Vernon Square. The strong real estate market has prompted many owners in these neighborhoods to renovate or sell their properties, leading to sharp increases in home prices and rents and a loss of affordable units.

2100.8

2100.9 The most significant challenge facing the Near Northwest Planning Area is retaining the physical and social fabric of the community in the face of intense economic pressure. Parts of the area are still ~~struggling~~ trying to find the right balance between development and ~~preservation~~ preservation. This ~~struggle~~ plays out in daily debates on physical planning issues like height, scale, and design, and on social issues relating to changing demographics and cultural values. Policies are needed to address a host of local issues; ~~including; foremost among them are~~ the preservation and production of affordable housing; ~~strengthening the~~ opportunities for small and local businesses; ~~; maintaining existing and~~ expanding new infrastructure and services, such as schools and recreational spaces, to serve a growing population of families in the area; and addressing the ~~conflicts~~ tensions that inevitably result from the area's highly diverse mix of land uses and densities. 2100.9

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

2101 ~~HISTORY~~ History 2101

- 2101.1 Near Northwest includes the oldest inhabited areas of the District. Georgetown, established in 1751 by the Maryland Assembly, was a tobacco port and independent municipality incorporated into ~~the District of Columbia~~ Washington, DC in 1800. At the time, the settlement was just outside the boundaries of the federal city. Construction of Georgetown University began in 1788, three years before Pierre L'Enfant's Plan ~~for the National Capital~~ was prepared. 2101.1
- 2101.2 Prior to 1850, most of the area east of Georgetown was sparsely populated. Several businesses were located along the waterfront in Foggy Bottom at the mouth of the Chesapeake and Ohio Canal. ~~Nearby, in~~ In the area ~~nearby,~~ just west of the White House, some of the District's first grand homes ~~of the city~~ were built. The Shaw and Mount Vernon Square neighborhoods also experienced modest residential development prior to the Civil War and were known as ~~"Northern Liberties."~~ 2101.2
- 2101.3 The increase in population resulting from the Civil War facilitated residential development in Foggy Bottom, Shaw, and Mount Vernon Square. By the mid- to late-~~19th~~ 19th century, these areas were home to a mix of professional and ~~working-class~~ moderate-income residents. A number of ~~"alley dwellings"~~ were built in these areas, often housing ~~the city's poorest~~ Washington, DC's low-income residents. 2101.3
- 2101.4 The residential neighborhoods of Logan Circle, Dupont Circle, and Kalorama did not see significant development until the late-~~19th~~ 19th century. After the Civil War, Logan Circle became one of the most ~~fashionable~~ sought-after addresses in Washington, DC. The row houses in this area and along 14th Street NW were more substantial than those built before the Civil War. Small apartment buildings began to appear in the area as the population increased and building sites became more limited. The Dupont Circle area followed a similar trend, as Massachusetts Avenue NW and its intersections at Dupont and Sheridan Circles created sites ideal for large, stand-alone residences. Between 1870 and 1900, the avenue became the center of Washington, DC's ~~"high-society~~ most notable cultural gatherings." Kalorama, meanwhile, began to develop with townhomes and grand apartments, followed in the 1920s by large single-family homes. 2101.4
- 2101.5 By the late ~~19th~~ 19th century, horse-powered vehicles were replaced with independent ~~street-car~~ streetcar routes that quickly became lined with commercial businesses. One line reinforced Wisconsin Avenue and M Street in Georgetown as a center of commercial activity, but residential districts on Connecticut Avenue and 14th Street NW were transformed-; the former into an ~~exclusive~~ high-end shopping district, and the latter as a center for automobile sales and maintenance. ~~Street-car~~ Streetcar lines on ~~7th~~ 7th and ~~11th~~ 11th Streets

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

NW also attracted commercial businesses that served residents living in nearby areas, as well as those heading home to areas further north. 2101.5

- 2101.6 The ethnicity of residents living in Near Northwest has always been diverse. Until the 1930s, about one-third of Georgetown's population was ~~African-American~~ **Black**. An active, free ~~African-American~~ **Black** population also lived in the Dupont Circle area prior to the Civil War and led to ~~, leading~~ some of the ~~city's~~ **District's** earliest ~~African-American~~ education initiatives. During the mid-~~20th~~ **20th** century, parts of Logan Circle and the Strivers Section of Dupont Circle were home to prominent ~~Blacks~~ **African-Americans**, and the Shaw neighborhood became a vibrant center of ~~African-American culture~~ **Black culture**. 2101.6
- 2101.7 By the 1950s, the close-in residential neighborhoods of this ~~Planning a~~ **Area** were considered to be less-~~desirable~~ **sought-after** than the outlying suburbs, and many residents moved or redeveloped their properties. Some of the large homes in Dupont Circle were torn down to make way for commercial development or apartment buildings, and the Shaw School Urban Renewal Plan replaced many of the alley dwellings with modern housing projects. Working-class Georgetown evolved into one of the ~~city's~~ **District's** most ~~prestigious~~ **notable** residential and business addresses. By the 1990s, industrial uses along the waterfront had been replaced by offices, shops, and ~~upscale~~ **expensive** residences. Similarly, the growth of ~~George Washington University~~ **GW** in Foggy Bottom redefined much of that neighborhood. 2101.7
- 2101.8 Today, ~~13~~ **15** historic districts ~~protect~~ **preserve** the character of the area's residential neighborhoods and **help guide the integration of new development**. ~~e~~ **Campus** plans ~~guide~~ **steer** further development of Georgetown **University** and ~~George Washington Universities~~ **GW**. ~~Commercial~~ **The commercial** ~~districts~~ **in parts of** Georgetown and Dupont Circle are home to boutiques, galleries, and local and national retailers, ~~and~~ **Fourteenth** **14th** Street **NW** **is emerging as a trendy restaurant, arts, and retail district** **is one of the District's most vibrant areas for dining, arts, and shopping. Development along the street continues at a rapid pace,** with hundreds of new housing units added in recent years. **Housing production is expected to continue as the demand for living in the neighborhood remains strong.** ~~The construction of the new convention center at Mount Vernon Square is prompting restoration, reinvestment and new construction in the Shaw and Mount Vernon Square neighborhoods.~~ **The Walter E. Washington Convention Center anchors the Shaw and Mount Vernon Square neighborhoods. Completion of the convention center has spurred significant reinvestment in the neighborhood's housing, retail, and office spaces.** 2101.8

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

2102 ~~LAND-USE~~ Land Use 2102

2102.1 Statistics on existing land use are estimated from current lot-by-lot property tax data together with additional information on housing units, employment, District and federal land ownership, parks, roads, water bodies, etc. They are not comparable to the statistics included in the 2006 plan that were based on a much simpler method. Even large differences between the older and newer statistics may reflect differences in the modeling approaches used a decade apart and not actual changes in land use. 2102.1 Land use statistics for Near Northwest appear in Figure 21.1. Near Northwest comprises about ~~2,446~~ 2,501 acres, including ~~240~~ 248 acres of water and about ~~2,260~~ 2,253 acres of land. This represents about ~~six~~ 5.7 percent of the ~~city's~~ District's land area. 2102.1

2102.2 ~~Relative to other parts of the District, Near Northwest has higher percentages of commercial and institutional land. However, s~~ Street rights-of-way occupy more land than any other use in the Planning Area, representing about one-third of the total acreage. This is slightly higher than in other parts of ~~the city~~ Washington, DC, due to the ~~prominent~~ fact that a rigorous street grid and ~~the~~ broad avenues of the L'Enfant Plan are predominant in this area, reserving setting aside a larger percentage of the land to street right-of-way compared to more suburban areas of the District, where winding roadways, cul-de-sacs, and larger lot sizes are more common. 2102.2

2102.3 Residential uses occupy ~~26~~ 27.4 percent of the total land area. Of the residential acreage, about 30 percent consists of mid-~~rise~~ to high-rise apartments, and about 55 percent consists of row houses. The remaining 15 percent consists of single-family detached or semi-detached homes. High-density housing is concentrated along the Connecticut Avenue, Massachusetts Avenue, and 16th Street corridors NW. 2102.3

2102.4 Recreation and open space make up ~~16~~ 19.6 percent of the ~~Planning a~~ Area, slightly below the citywide average. Most of the open space is associated with Rock Creek Park and Roosevelt Island. Other significant open spaces include ~~the~~ historic Dupont ~~Circle~~, Logan ~~Circle~~, and Washington Circles, and the waterfront by Georgetown. There are three recreation centers: ~~Georgetown Recreation Center~~, Stead Park in Dupont Circle, and Kennedy Recreation Center in Shaw ~~and other~~ Other park areas ~~with~~ have active recreation facilities, including athletic fields, swimming pools, and ball courts. Small playgrounds and triangle parks are located in all parts of the area. 2102.4

2102.5 Commercial and institutional uses represent a much larger share of the Planning Area than they do in ~~the city~~ Washington, DC as a whole. Collectively, they represent ~~21~~ 17.7 percent of the Planning Area compared to 10 percent ~~citywide~~ District-wide. The most significant retail areas are along linear corridors such as Wisconsin Avenue and M Street, Connecticut Avenue, and 14th Street NW.

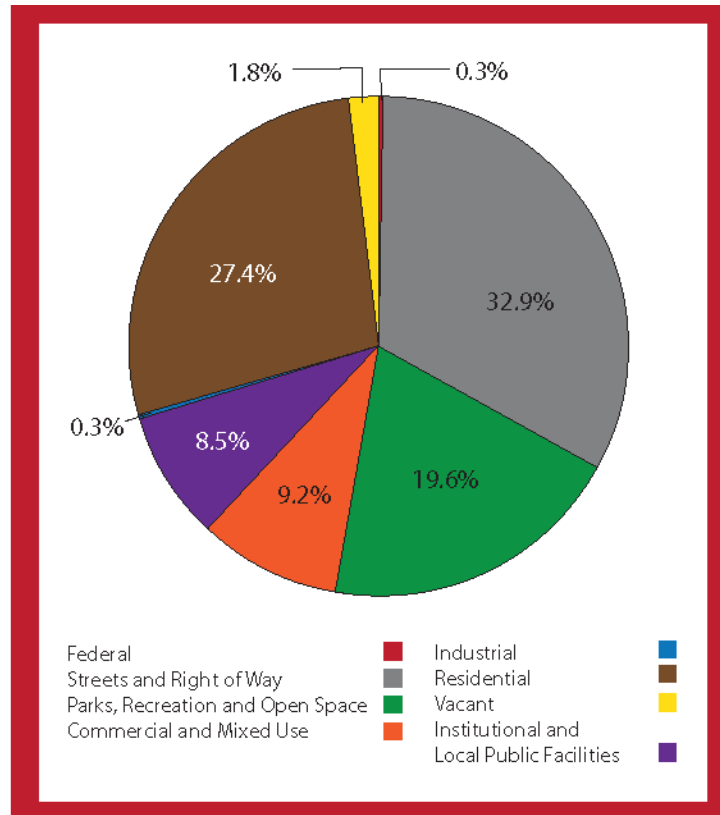
Comprehensive Plan Near Northwest Area Element

Proposed Amendments

Institutional uses, including Georgetown University and ~~George Washington University~~ GW, comprise ~~11~~ 8.5 percent of the Planning Area. 2102.5

2102.6

Figure 21.1: Land Use Composition in Near Northwest 2102.6



2102.77

The Planning Area has ~~virtually no industrial land~~ very little federal land other than its parks; and about ~~75~~ 41.1 acres of local public facilities (primarily schools). Only about ~~30~~ 42.2 acres of the Planning Area consists of vacant; private land, and most of this land is committed to future development projects. **Only 0.3 percent of the area is set aside as industrial land.** 2102.77

2103

DEMOGRAPHICS **Demographics 2103**

2103.1

~~Basic demographic data for Near Northwest is shown in Table 21.1. In 2000, the area had a population of 68,324, or about 12 percent of the city's total. This is one of only a few Planning Areas where population increased during the 1990s in fact, Near Northwest experienced a 3.8 percent increase in population between 1990 and 2000 while the city as a whole experienced a six percent decrease.~~
2103.1

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

~~2103.2 Since 1990, residents of Near Northwest are more likely to be single, childless, and transient than the population at large. The percentage of seniors and children in the Planning Area dropped between 1990 and 2000, and average household size declined from 1.76 in 1990 to 1.64 in 2005. This is the lowest average household size in the city. In some census tracts such as the West End, more than 70 percent of the households had only one person in 2000. 2103.2~~

~~2103.3 Between 1990 and 2000, every ethnic group in the area saw small increases with the exception of African Americans, whose population decreased by 21 percent. Today, about 23 percent of the Planning Area's population is black and 63 percent is white. Asians and Pacific Islanders represent seven percent of the population, which is triple the average for the city as a whole. About 10 percent of the Planning Area's population is of Hispanic origin, which is about equal to the citywide average. Almost one in five of the area's residents were born in another country, which is significantly higher than the citywide average. Only one-third of the area's residents lived in the same house in 2000 as they did in 1995, while the citywide average is closer to one-half. 2103.3~~

~~2103.4 In 2000, almost 15 percent of the area's residents lived in group quarters. Much of this population was associated with dormitories on or adjacent to the university campuses. Several dormitories were built between 2000 and 2005, and today an estimated 10,700 people in Near Northwest reside in group quarters. 2103.4~~

~~2103.51~~ **Table Figure 21.2: Near Northwest at a Glance 2103.51**

Basic Statistics and Projections						
	2000	2010	2017*	2025	2035	2045
Population	68,539	77,780	79,374	93,406	99,973	107,210
Households	35,121	38,410	37,551	44,337	46,170	48,551
Household Population	59,317	64,541	67,203	79,275	85,718	92,707
Persons Per Household	1.69	1.68	1.79	1.79	1.86	1.91
Jobs	95,570	83,642	90,512	93,683	97,224	101,257
Density (persons per sq mile)	19,039	21,606	22,048	25,946	27,770	29,781
Land Area (square miles)	3.6	3.6	3.6	3.6	3.6	3.6

2000 and 2017 Census Data Profile					
	2000		2017*		Citywide 2017*
	Total	Percentage	Total	Percentage	
Age					
Under 18	6,137	9.0%	5,667	7.1%	17.6%
18-64	56,401	82.3%	66,300	83.5%	70.6%
18-34	33,822	49.3%	42,575	53.6%	34.6%
35-64	22,579	32.9%	23,725	29.9%	35.9%
65 and over	6,001	8.8%	7,407	9.3%	11.9%

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

Residents Below Poverty Level	12,968	19.0%	9,010	13.3%	17.4%
Racial Composition					
White	42,846	62.7%	55,046	69.4%	40.7%
Black	15,880	23.2%	10,907	13.7%	47.7%
Native American	380	0.6%	241	0.3%	0.3%
Asian/Pacific Islander	4,537	6.6%	6,915	8.7%	3.8%
Other	2,491	3.6%	3,168	4.0%	4.6%
Multi-Racial	2,190	3.2%	3,096	3.9%	2.9%
Hispanic Origin	6,783	9.9%	9,554	12.0%	10.7%
Foreign-Born Residents	13,499	8.5%	16,568	20.9%	14.0%
Tenure					
Owner Households	11,641	33.5%	13,890	37.0%	41.7%
Renter Households	23,100	66.5%	23,660	63.0%	58.3%
Housing Occupancy					
Occupied Units	34,741	92.5%	37,551	88.8%	90.2%
Vacant Units	3,201	7.5%	4,731	11.2%	9.8%
Housing by Unit Type					
1-unit, detached	1,179	3.1%	1,169	2.8%	11.9%
1-unit, attached	6,809	17.9%	6,425	15.2%	25.1%
2-4 units	3,974	10.5%	4,309	10.2%	10.3%
5-9 units	2,181	5.7%	2,079	4.9%	6.8%
10-19 units	2,518	6.6%	2,628	6.2%	10.5%
20 or more	21,269	56.3%	25,644	60.6%	35.4%
Mobile/other	12	>0.1%	28	0.1%	0.1%

* Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

http://planning.dc.gov/planning/frames.asp?doc=/planning/lib/planning/2006_revised_comp_plan/1_intro.pdf

* Figures noted with an asterisk are estimates developed by the Office of Planning and the Department of Employment Services based on a variety of data sources.

** Total population of subcategories may not match 2000 Census totals due to sampling errors.

2103.2 **With 54 percent of the population in Near Northwest between the ages of 18 and 34, young professionals make up a much higher percentage of the population in this area than they do in Washington, DC, where only 34.6 percent of the population falls in that age range. This difference is likely due to the presence of several university campuses in the area. The population under the age of 18 is significantly lower than the District-wide total of 17.5 percent. The population over 65 is also lower than the District-wide total.**
2103.2

2103.3 **Between 2000 and 2017, the ethnic demographics of the area shifted. The White population increased from 62.7 percent in 2000 to 69.4 percent in**

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

2017. By contrast, the Black population decreased from 23.2 percent in 2000 to 13.7 percent in 2017. The absolute number of Black residents also decreased by close to 5,000 people, a decrease of approximately 31 percent. The Asian and Hispanic/Latino populations grew in the area, with both populations increasing in percentage and in the total number of residents. Compared to the rest of the District, Near Northwest has a higher percentage of Whites, Asians, and Hispanics/Latinos, and a lower percentage of Black residents. About one in five of the area's residents were born in another country, which is significantly higher than the District-wide total, and also increased from 2000. 2103.3

2103.4 In ~~2000~~ 2017, almost 15.3 percent of the area's residents lived in group quarters. Much of this population was associated with dormitories, ~~on or adjacent to, the~~ university campuses. Several dormitories ~~were~~ have been built between since 2000 ~~and 2005~~, and ~~today in 2017~~, an estimated ~~10,700~~ 12,171 people in Near Northwest resided d in group quarters. 2103.4

~~2104~~ HOUSING CHARACTERISTICS Housing Characteristics 2104

~~2104.1~~ The 2000 Census reported that 78 percent of the housing units in Near Northwest were in multi-unit buildings, a majority of which contained 50 units or more. The percentage of housing units in large apartment buildings is double the citywide average. In 2000, only 3.1 percent of the area's housing units were single-family detached homes. Another 18 percent were rowhouses or townhomes. The number of housing units in the Planning Area increased by about 1,000 between 1990 and 2000, and another 2,000 units between 2000 and 2005. 2104.1

~~2104.2~~ Near Northwest experienced a striking drop in the number of vacant units between 1990 and 2005. In 1990, 13 percent of the area's housing units were vacant. That figure dropped to 8.4 percent in 2000 and is believed to be less than seven percent in 2005. Most of the vacant housing stock is located in the eastern side of the Planning Area in the Shaw neighborhood. 2104.2

~~2104.3~~ The 2000 Census reported that 33 percent of housing units in the area were owner-occupied and 67 percent were renter-occupied. The percentage of renter-occupied units is much higher in the Planning Area than in the city as a whole. However, it has declined slightly from 1990 due to the conversion of apartments to condos and the development of new condominiums. 2104.3

2104.1 In 2017, 82 percent of the housing units in Near Northwest were in multi-unit buildings, mostly buildings of 20 units or more. The percentage of housing units in large apartment buildings of 20 units or more was greater than the District-wide total (60.6 percent for the area compared to 35.4 percent for the District). Near Northwest also had a large number of one-unit attached homes, but the percentage was lower than the District-wide total (15.2

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

percent compared to 25.1 percent District-wide). Only 2.8 percent of the area's housing units were single-family detached homes. The number of housing units in the Planning Area increased by about 4,300 units between 2000 and 2017, and the majority of this growth occurred in buildings with 20 or more units. 2104.1

2104.2 Near Northwest experienced an increase in the number of vacant units between 2000 and 2017. In 2000, 7.5 percent of the area's housing units were vacant. That figure increased to 11.2 percent in 2017, which was higher than the District-wide vacancy rate of 9.8 percent. 2104.2

2104.3 The 2000 Census reported that 33.5 percent of housing units in the area were owner-occupied, and 66.5 percent were renter-occupied. In 2017, the percentage of owner-occupied housing units increased slightly to 37 percent, and renter-occupied units decreased slightly to 63 percent. The percentage of renter-occupied units was higher in the Planning Area than in the District as a whole, which was 58.3 percent renter-occupied. 2104.3

2105 ~~INCOME AND EMPLOYMENT~~ Income and Employment 2105

~~2105.1 The 2000 Census reported the area's median income to be \$48,852, which is six percent higher than the citywide median of \$45,927. Despite this fact, nearly 20 percent of the area's population was below the federal poverty line in 2000 about the same rate as in the District as a whole. The statistics are somewhat misleading, however, as the high poverty rate in some census tracts correlates to the large student population. 2105.1~~

~~2105.2 The 2000 Census includes data on the commuting patterns of residents of Near Northwest, and those who lived elsewhere but commuted to jobs within this Planning Area. Approximately 77 percent of the area's residents worked within the District of Columbia and 23 percent commuted to the suburbs. Of those who worked within the District, 52 percent commuted Downtown, 26 percent worked within the Near Northwest, and 22 percent worked elsewhere in the city. One of the great advantages of living in Near Northwest is the potential proximity to work. Nearly 40 percent of the area's residents walked or bicycled to work in 2000, which far exceeded the citywide average. 2105.2~~

~~2105.3 Data from the Department of Employment Services and the DC Office of Planning indicates that the Near Northwest has more jobs than any other planning area of the city except Central Washington. Major employers include universities and their affiliated hospitals. There were 89,400 jobs in 2005, or 12 percent of the city's total. According to the census, about one third of these jobs were filled by District residents. 2105.3~~

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- 2105.1** **The 2017 Census reported the area’s median household income to be \$101,099, an increase from the 2000 median household income of \$48,852. Near Northwest’s median household income in 2017 was 30.2 percent higher than the District-wide median of \$77,649. Nearly 13.3 percent of the area’s population was below the federal poverty line in 2017—lower than the 17.4 percent poverty rate for the District. These statistics are somewhat misleading, however, as the high poverty rate in some census tracts correlates to the large student population in Near Northwest. 2105.1**
- 2105.2** The ~~2000~~ **2015 US Census Longitudinal Employer-Household Dynamics (LEHD) Statistics Census dataset** includes data on the commuting patterns of residents of Near Northwest, and those who lived elsewhere but commuted to jobs within this Planning Area. Approximately ~~77~~ **70.7** percent of the area’s residents worked within the District, ~~of Columbia~~ and ~~23~~ **29.3** percent commuted to the suburbs. **Of those who worked within the District, 60 percent commuted downtown, 23 percent worked within Near Northwest, and 16.8 percent worked elsewhere in Washington, DC. For residents living in Near Northwest, the potential proximity to work can provide shorter commutes. Nearly 40 percent of the area’s residents walked or bicycled to work in 2000, which far exceeded the District-wide total. 2105.2**
- 2105.3** **Data from the District Department of Employment Services (DOES) and the DC Office of Planning (OP) indicates that the Near Northwest has more jobs than any other Planning Area of the city except for Central Washington. Major employers include universities and their affiliated hospitals. There were 90,512 jobs in 2017, or 11 percent of Washington, DC’s total. According to the census, about one- third of these jobs were filled by District residents. 2105.3**
- 2106** **~~PROJECTIONS~~ Projections 2106**
- ~~2106.1~~ ~~Based on land availability, planning policies, and regional growth trends, Near Northwest is projected to continue adding households, population, and jobs through 2025. The Planning Area is expected to grow from 37,100 households in 2005 to 43,200 households in 2025, with a 14 percent increase in population from 71,700 to 82,000. More than 1,000 units of housing are currently under construction in the Planning Area. 2106.1~~
- 2106.1** **Based on land availability, planning policies, and regional growth trends, Near Northwest is projected to continue adding households, population, and jobs through 2045. The Planning Area is expected to grow from 37,551 households in 2017 to 48,551 households in 2045. The population will also increase over this time from 79,374 in 2017 to 93,406 in 2025, to 99,973 in 2035, and to 107,210 in 2045. 2106.1**

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- 2106.2 Residential growth is expected to be concentrated on the eastern side of the Planning Area, particularly along corridors like ~~7th Street, 9th Street, 11th Street, 7th, 9th, 11th, and 14th~~ Streets NW. ~~Existing zoning in these areas permits a level of development that exceeds what currently exists.~~ Additional job growth is also expected to take place in the Near Northwest Area, with an increase of over 8,000 jobs from 90,512 jobs in 2017 to 101,257 jobs in 2045 along these corridors, with the number of jobs anticipated to increase by 3,900 in the next 20 years. 2106.2.
- 2107 ~~PLANNING AND DEVELOPMENT PRIORITIES~~ Planning and Development Priorities 2107
- 2107.1 This section summarizes the opportunities and challenges residents and stakeholders prioritized during the 2006 Comprehensive Plan revision. During large community workshops, residents shared their feedback on District-wide and neighborhood specific issues. Since the 2006 community workshops, however, some of the challenges and opportunities facing the community have evolved. The following summary does not reflect new community priorities or feedback from either amendment cycle but summarizes the most important issues during the 2006 Comprehensive Plan revision. 2107.1
- 2107.~~1~~2 Comprehensive Plan workshops in Near Northwest during 2005-2006 provided an opportunity for residents to discuss both ~~city~~ District-wide and neighborhood planning issues. Advisory Neighborhood Commissions (ANCs) were briefed on the Comprehensive Plan on several occasions, providing additional opportunities for input. There have also been other meetings in the community not directly connected to the Comprehensive Plan that focused on specific planning issues for different parts of the area. These include meetings relating to the Shaw/Convention Center Small Area Plan, the Great Streets Initiative, campus plans for the local universities, and a variety of transportation, historic preservation, and economic development initiatives across the area. 2107.~~1~~2
- 2107.~~2~~3 During these meetings the community delivered several key messages, summarized below: ~~2107.2~~
- ~~a)~~ Improved public safety, a strong economy, and rising confidence in the real estate market have fueled demand for housing across the area. Home prices in Shaw rose 30 percent between 2004 and 2005 alone. As a result, there is growing anxiety about the effects of gentrification change, particularly east of 14th Street NW. On the one hand, the reduced number of abandoned units and extensive restoration of older homes are positive signs that should continue to be encouraged. On the other hand, renovation has led to increased rents and property tax assessments, along with the risk of displacement of ~~elderly~~ older and lower-income residents, many who

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

have lived in the community for generations. Economic diversity ~~must~~ **should** be protected, and programs to retain and add affordable housing are urgently needed.

- ~~b)~~ Given the location of Near Northwest adjacent to Central Washington, the encroachment of offices, hotels, and other commercial uses has been an issue for many years. During the 1950s and 1960s, much of ~~D~~ downtown's expansion occurred in the area just south of Dupont Circle. Today, zoning regulations and historic districts limit commercial encroachment into Near Northwest neighborhoods. However, the conversion of housing to non-residential uses continues to be an issue. In Sheridan-Kalorama, there continue to be concerns about homes being turned into foreign chanceries, with attendant impacts on parking, upkeep, and security. Foggy Bottom residents remain apprehensive about the impacts of university expansion on housing and neighborhood character. In Dupont and Logan Circles, there are ongoing issues relating to the conversion of apartments to hotels, offices, and institutional uses. Concentration of community-based residential facilities is an issue in Logan Circle and in Shaw.
- ~~e)~~ Much ~~of the attraction~~ of **what makes** Near Northwest **sought-after is** lies in the beauty of its tree-lined streets, its urbane and historic architecture, and the proportions of its buildings and public spaces. Maintaining the quality and scale of development continues to be a top priority for the community. Residents expressed the opinion that new infill development should avoid creating monotonous or repetitive building designs, and strive for a mix of building types and scales. View obstruction, insensitive design, and street and alley closings were all raised as issues. In the Shaw Area and the Mount Vernon Square North Area, additional designation of historic landmarks and establishment of historic districts may be needed. At the same time, downzoning is needed in parts of Dupont and Logan Circles, particularly where blocks of historic row houses are zoned for high-density apartments. Zoning in such locations has not kept up with their historic designations. There have also been ongoing debates about the definition of "historic", particularly as preservationists seek to recognize the "recent past."
- ~~d)~~ The process of creating, administering, and enforcing zoning regulations, including the granting of variances and zoning changes, needs to be refined and consistently applied. Several meeting participants singled out the granting of large numbers of "Special Exceptions" as an objectionable practice. Another issue raised was the excessive use of Planned Unit Developments (PUDs) and the resulting allowances for increased density. The community asked that future PUDs be rigorously reviewed and designed in a manner that minimizes their impacts on adjacent properties and provides ample community amenities. Other specific zoning issues identified included parking provisions and the regulation of institutional uses.

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- ~~e)~~ The area's dense and historic development pattern results in many different uses adjacent to each other. This is part of what makes the area ~~so~~ vibrant and interesting, but it inevitably leads to land use conflicts. There are continuing concerns about the impact of commercial development on the ambience of shopping districts and residential streets in Georgetown and Dupont Circle. Public safety and crowd control remains an issue in these areas. Certain kinds of commercial activities, such as fast food restaurants and liquor licensed establishments are a source of concern for neighbors. The proximity of commercial and residential uses also leads to issues like the regulation of deliveries, trash removal, and sidewalk cafes. ANCs in the area play a particularly important role in addressing and resolving these issues.
- ~~f)~~ In some respects, those who live and work in Near Northwest enjoy some of the best transportation service in the city. The area's compact development pattern and proximity to ~~D~~downtown encourages walking, biking, and transit use, and for many owning a car is a choice rather than a necessity. But the area's location at the hub of the region's transportation system also produces adverse impacts. Arterials such as Wisconsin, Massachusetts, Connecticut, and Pennsylvania Avenues and 16th Street NW carry high volumes of car and truck traffic into the central ~~city~~ Washington, DC from outlying District neighborhoods and from the suburbs, with accompanying noise, congestion, and safety hazards. The wide avenues are efficient for moving traffic, but the flow is complicated by the pattern of circles and squares. Moreover, the arterials move traffic in a radial direction in and out of downtown, but traveling from east to west across the area is difficult. Given this fact, long-range plans for the Whitehurst Freeway are a concern for many neighbors. Other transportation issues raised at Comprehensive Plan meetings in Near Northwest include the need for better access between Georgetown and the Metrorail system, the need to control cut-through traffic on residential side streets, and the need for improved pedestrian and bicycle safety.
- ~~g)~~ Parking continues to be an issue in almost all of the area's residential neighborhoods, particularly near the commercial districts and around major employment centers. Georgetown, Foggy Bottom, Logan Circle, and Dupont Circle, are affected by evening visitors to restaurants and bars. Foggy Bottom and Georgetown are also affected by student parking from George Washington and Georgetown Universities and other employers and businesses in the area. Many of the area's residences do not have off-street parking, leaving residents to compete with visitors and employees for a limited number of off-street spaces. Cars circling for parking contribute to traffic and congestion in the area. Measures such as residential permit parking and university shuttle services addresses the shortage to some degree, but additional programs are needed to reduce parking conflicts.

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- ~~h)~~ Near Northwest is underserved by recreational facilities and open space. Despite proximity to Rock Creek Park, the ratio of park acres per resident is among the lowest in ~~the city~~ **Washington, DC**. Most of the neighborhood parks in the area are small and have limited or aging facilities. An analysis of recreational needs performed as part of the 2006 Parks and Recreation Master Plan concluded that virtually all parts of Near Northwest were deficient in athletic fields and that the east side was deficient in swimming pools. The Foggy Bottom-West End area and Logan Circle were identified as needing new recreation centers. Given the shortage of parkland, it is not surprising that many participants in **Comprehensive** Plan workshops also expressed concerns about the loss of private open space. Particular concerns included the construction of additions and new buildings on lawns, patios, and parking lots, leading one workshop participant to the conclusion that “every inch of the area was being paved over.” Creating new parks will be difficult given the built out character of the area. Looking forward, it will be imperative to retain and enhance existing parks, make better use of street rights-of-way as open space, provide better connections to the area’s large parks, and set aside ample open space within new development. Landscaping, tree planting, and rooftop gardens should all be strongly encouraged.
- ~~i)~~ Retail conditions in Near Northwest are uneven. Neighborhoods on the east side of the planning area do not have adequate commercial and service establishments; 7th ~~Street~~ and 9th Streets **NW**, for example, still contend with shuttered storefronts and abandoned buildings. Retail districts on the west side of the planning area appear prosperous, but face other challenges. The ~~“funky”~~ **unique** quality of some of the area’s streets is disappearing, as lower-cost stores and services are replaced by national chain stores. There are worries about the area becoming too homogenous—with some suggesting that Georgetown’s M Street **NW** has effectively become a suburban mall in an urban setting. The changes along 14th Street **NW** are welcomed by some, but create tension between the old and the new. Despite the vastly different physical conditions on the east and west sides of the Planning Area, small businesses across the entire area face the stress of rising rents. Residents from Burleith to Shaw are concerned about the loss of the neighborhood businesses that define the character of their local shopping streets.
- ~~j)~~ Expansion of institutional uses and non-profit organizations is an issue both for the community and the institutions themselves. The issue was most often raised in connection with George Washington University (GWU), but was also brought up more broadly with regard to the effects of institutional expansion on the ~~city’s~~ **District’s** tax base, traffic, parking, the loss of housing, and neighborhood character. Many residents believe that additional regulation and enforcement is needed to monitor university growth. University representatives, on the other hand, note the constraints of operating within enrollment and employment caps, and point to the

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

steps they have taken to ~~protect~~ **buffer** adjacent areas from objectionable effects. In general, workshop participants emphasized the need to assess institutional impacts on a cumulative, rather than incremental, basis. Campus plans guide the growth of universities, but there is no comparable mechanism to guide the expansion of institutions such as the World Bank, the IMF, and the Red Cross. One approach that warrants further consideration is to allow universities to “build up” on their properties, reducing the need for additional land for expansion. Of course, this raises other concerns, such as building height and mass. Another approach is to promote the development of satellite campuses and facilities. Careful balancing is needed to make sure the interests of all parties are considered, and to reach solutions where all can benefit. 2107.~~23~~

2108 **NNW-1.1 ~~GUIDING GROWTH AND NEIGHBORHOOD CONSERVATION~~ Guiding Growth and Neighborhood Conservation 2018**

2108.1 The following general policies and actions should guide growth and neighborhood conservation decisions in Near Northwest. These policies and actions should be considered in tandem with those in the ~~e~~**C**itywide ~~e~~**E**lements of the Comprehensive Plan. 2108.1

2108.2 ***Policy NNW-1.1.1: Residential Neighborhoods***
Maintain and enhance the historic, architecturally distinctive mixed-density character of Near Northwest residential neighborhoods, including Burleith, Georgetown, Foggy Bottom, Dupont Circle, Sheridan-Kalorama, Logan Circle, Mount Vernon Square, and Shaw. Ensure that infill development within these areas is architecturally compatible with its surroundings and positively contributes to the identity and quality of each neighborhood, **while providing new housing opportunities, especially affordable housing options.** 2108.2

~~2108.3 ***Policy NNW-1.1.2: Directing Growth***
Generally direct growth within the Near Northwest Planning Area to development sites where the eastern side of the Planning Area (Logan Circle and Shaw), as we; given the strong market demand can help meet and limited land available on the west side, and the need for reinvestment and renovation and creation of new affordable housing units on the east side. 2108.3~~

2108.~~43~~ ***Policy NNW-1.1.~~32~~ Enhancing ~~Stable~~ **Established** Commercial Areas***
Sustain and enhance the neighborhood, community, and regional shopping areas of Near Northwest, including M-~~Street~~, P ~~Street~~, **and U Streets**, Wisconsin ~~Avenue~~, Connecticut ~~Avenue~~, **and** Florida Avenues ~~NW~~, **and** ~~18th Street NW~~, ~~17th Street NW~~, ~~18th~~, ~~17th~~, and ~~14th~~ **14th** Streets NW. Sustain these areas as diverse, unique, pedestrian-oriented shopping streets that meet the needs of ~~area~~ **District** residents, workers, and visitors. 2108.~~43~~

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- 2108.~~54~~ ***Policy NNW-1.1.~~43~~: Neighborhood Commercial Vibrancy Revitalization***
~~Improve~~ **Support the vibrancy of** the neighborhood shopping areas along ~~7th, 9th, 9th, and 11th, 23rd, and North Capitol~~ Streets NW. The ~~success~~ **vibrancy** of the established businesses on these streets should be strongly encouraged, and new businesses that provide needed goods and services to ~~area~~ **District** residents should be attracted. 2108.~~54~~
- 2108.6 ***Policy NNW-1.1.5: Over Concentration of Liquor-Licensed Establishments***
~~Discourage the excessive concentrations of liquor-licensed establishments on local shopping streets, especially in the Georgetown and Dupont Circle areas.~~
2108.6
- 2108.~~75~~ ***Policy NNW-1.1.~~64~~: Non-Profits Nonprofits and Private Service Organizations***
Work with private service ~~organizations~~ and nonprofit organizations in the Near Northwest area to ensure that their locations and operations **complement neighboring properties and enrich the surrounding communities** ~~do not create objectionable impacts on neighboring properties~~. In particular, the ~~development plans~~ **campus plans** of Georgetown **University** and ~~George Washington Universities~~ **GW** should **minimize negative impacts** ~~avoid impacts likely to become objectionable~~ to surrounding residential areas and should aspire to improve such areas through improved landscaping, better lighting, safer pedestrian connections, **cultural amenities**, and enhanced community policing. 2108.~~75~~
- 2108.~~86~~ ***Policy NNW-1.1.~~75~~: Loss of Housing***
Strongly discourage the demolition of viable housing or the conversion of occupied housing units to non-residential uses, such as medical offices, hotels, and institutions. Maintain zoning regulations that limit the encroachment of non-residential uses into Near Northwest neighborhoods, particularly around the ~~new~~ Convention Center, along the west side of Connecticut Avenue ~~NW~~, and in Foggy Bottom. 2108.~~86~~
- 2108.~~97~~ ***Policy NNW-1.1.~~87~~: Student Housing***
Support and promote efforts by the ~~area's~~ **District's** universities to develop **and renovate on-campus housing for students** ~~on-campus dormitories in order to reduce pressure on housing in nearby neighborhoods~~ in order to reduce pressure on housing in nearby neighborhoods. 2108.~~97~~
- 2108.~~108~~ ***Policy NNW-1.1.~~98~~: Affordable Housing***
~~Protect~~ **Conserve** the existing stock of affordable housing in the Near Northwest Planning Area, ~~particularly in the Shaw and Logan Circle neighborhoods. Sustain measures to avoid displacement, such as tax relief and rent control, and to encourage the production of new affordable housing throughout the community.~~
by bringing to bear new measures to preserve and produce affordable

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

housing in a way that advances fair housing goals and minimizes displacement. 2108.~~10~~8

- 2108.~~11~~9 ***Policy NNW-1.1.~~1~~9: Parking Management***
Continue to develop and implement programs to improve parking management in the commercial districts along Wisconsin Avenue, M Street, Connecticut Avenue, P Street, ~~17th Street, 14th Street, 9th Street, and 17th, 14th, 9th, -and 7th~~ 7th Streets NW. ~~Innovative methods for providing additional parking such as expanding the residential permit parking program, and leasing parking spaces at public facilities to parking operators for evening and weekend use, should be explored.~~ Using pricing, time limits, and curbside regulations, encourage motorists to use public curbside parking for short-term needs and promote curbside turnover and utilization, while pushing longer-term parking needs to private, off-street parking facilities. In addition, efforts should be taken to encourage visitors to these commercial districts via non-motorized modes, public transit, and ridesharing services. 2108.~~11~~9
- 2108.~~12~~10 ***Policy NNW-1.1.~~11~~10: Pedestrian and Bicycle Safety***
Improve safety for pedestrians and bicycles, ~~and the security of parked bicycles,~~ throughout the Near Northwest, ~~especially in the Dupont Circle area~~ through the continued upgrading of high-priority sidewalks, intersections, and roadways, and by supporting the construction of more separated bike infrastructure. 2108.~~12~~10
- 2108.~~13~~11 ***Policy NNW-1.1.~~12~~11: Pedestrian Connections***
Improve pedestrian connections through Near Northwest, especially along M Street between Connecticut Avenue NW and Georgetown; ~~;~~ between the Dupont/Logan Circle areas and ~~Downtown downtown;~~ and along (and to and from) the waterfronts in the Georgetown and Foggy Bottom areas. Create a continuous tree canopy along the area's streets to create more comfortable conditions for pedestrians and bicyclists. 2108.~~13~~11
- 2108.~~14~~12 ***Policy NNW-1.1.~~13~~12: Managing Transportation Demand***
Strongly support buses, private shuttles, and other transit solutions that address travel needs within the Near Northwest area, including connections between ~~Metrorail~~ Metro and the universities and the Georgetown commercial district, and connections between the Connecticut Avenue and Embassy Row hotels and the National Mall and downtown areas. ~~Also, promote the formation of Transportation Management Associations to assist hotel operators, employers, and large apartment managers with efforts to promote transit use and alternatives to car ownership.~~ 2108.~~14~~12
- 2108.~~15~~13 ***Policy NNW-1.1.~~14~~13: Transit to Georgetown***
~~Connect Georgetown to the regional Metrorail system via light rail/streetcar or bus rapid transit, consistent with WMATA's long-range plans.~~ Improve transit

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

connections to Georgetown by implementing a transit way on K Street downtown. 2108.~~15~~**13**

2108.~~16~~ *~~Action NNW-1.1.A: Retail Strategies for Foggy Bottom and Shaw~~*
~~Complete market studies of West End/Foggy Bottom and the area between New Jersey Avenue and North Capitol Street to assess unmet retail market demand, evaluate strategies for retaining local retailers, identify potential locations for new neighborhood serving retail, and develop strategies for attracting the appropriate mix of retail to each area.~~ 2108.~~16~~ **Completed – See Implementation Table.**

2108.~~17~~**14** *~~Action NNW-1.1.BA: Alcoholic Beverage Control Laws~~* **Managing and Balancing Entertainment Districts**
~~Analyze the patterns of alcohol beverage control (ABC) licensed establishments in the Near Northwest area, and the regulations and procedures that guide the siting and operation of these establishments. Identify possible changes to improve enforcement of ABC regulations and to reduce the problems associated with high concentrations of bars and night clubs in the area's commercial districts.~~ **The Alcoholic Beverage Regulation Administration (ABRA), in conjunction with the Mayor's Office of Nightlife and Culture (MONC), should work together with local stakeholders to create retail, restaurant, and entertainment districts that have a balanced mix of uses and services that cater to both local residents and the larger District, so as to avoid an overconcentration of bars and night clubs.** 2108.~~17~~**14**

2108.~~18~~**15** *~~Action NNW-1.1.CB: Expanding Mass Transit~~*
~~Alleviate parking and traffic congestion~~ **by improving multimodal operations and by providing mass transit enhancements on K Street NW, including in neighborhoods by providing a dedicated transit way, as well as bus lanes on 14th and 16th Streets NW.** ~~lane for mass transit on K Street. The feasibility of expanding service on the DC Circulator bus to connect Mount Vernon Square to Foggy Bottom, West End, and Georgetown also should be explored.~~ 2108.~~18~~**15**

2109 **NNW-1.2 CONSERVING AND ENHANCING COMMUNITY RESOURCES** **Conserving and Enhancing Community Resources 2109**

2109.1 ***Policy NNW-1.2.1: Scenic Resource Protection***
~~Protect~~ **Conserve** and enhance the scenic visual resources of the Near Northwest Planning Area, including the Potomac ~~Waterfront~~ **waterfront**, Rock Creek Park, the park circles of the L'Enfant Plan, and the historic architecture and streetscapes that define the area's commercial and residential areas. 2109.1

See the Urban Design Element for policies on preserving and enhancing architectural character.

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- 2109.2 ***Policy NNW-1.2.2: Heritage Tourism***
Promote the famous and the lesser-known cultural resources of Near Northwest neighborhoods, such as theaters, galleries, historic home museums, historic districts and landmarks, and colleges and universities. Encourage heritage trails, walking tours, historic markers, and other measures that create a greater awareness of these resources. 2109.2
- 2109.3 ***Policy NNW-1.2.3: Noise Reduction***
Continue efforts to reduce noise in Georgetown and Foggy Bottom associated with the air traffic in and out of Washington-Reagan National Airport. 2109.3
- 2109.4 ***Policy NNW-1.2.4: Job Linkages***
Capitalize on the presence of hotels and universities within the Planning Area to create additional job opportunities for residents of Near Northwest and other parts of the District ~~of Columbia~~. Encourage partnerships with the area's institutional and hospitality sector employers that help residents from across ~~the city~~ Washington, DC obtain a job and move up the employment ladder. 2109.4
- 2109.5 ***Policy NNW-1.2.5: Park Partnerships***
Encourage partnerships between the Department of Parks and Recreation (DPR) and the National Park Service (NPS) so that federal parkland, particularly Rock Creek Park and the L'Enfant park reservations, can better serve Near Northwest residents. Such partnerships are particularly important given the shortage of athletic fields and other recreational facilities within Near Northwest, and the limited land available for new recreational facilities. 2109.5
- 2109.6 ***Policy NNW-1.2.6: Increasing Park Use and Acreage***
Identify opportunities for new pocket parks, plazas, and public spaces within the Near Northwest Planning Area, as well as opportunities to expand and take full advantage of existing parks. 2109.6
- 2109.7 ***Policy NNW-1.2.7: Shoreline Access***
Continue efforts to improve ~~linear~~ access along the full length of the Potomac River shoreline; and to improve access between the shoreline and adjacent neighborhoods such as Georgetown and Foggy Bottom. 2109.7
- 2109.8 ***Policy NNW-1.2.8: Arts Districts***
Encourage existing and new arts activities along ~~7th Street and 14th~~ 7th and 14th Streets NW; in an effort to link these corridors to the arts district along the U Street NW corridor in the adjacent Mid-City Planning Area. Theaters, galleries, studios, and other arts and cultural facilities and activities should be encouraged on these streets, ~~with steps taken to reduce parking, traffic, and other impacts on the Shaw and Logan Circle communities~~. 2109.8

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- 2109.9 ***Policy NNW-1.2.9: Design Review***
Use the historic preservation design review process to promote superior architecture and urban design in Near Northwest's designated historic districts, including Georgetown, Sheridan-Kalorama, Strivers Section, Dupont Circle, Foggy Bottom, Massachusetts Avenue NW, Mount Vernon Square, ~~Greater 14th~~ 14th Street NW, Logan Circle, Blagden Alley, and Shaw. 2109.9
- ~~2109.10 ***Policy NNW-1.2.10: Sustainable Development***
Encourage the use of green building practices within Near Northwest, with a particular emphasis on green roofs. Rooftop gardens should be encouraged in new construction and major rehabilitation projects as a way to create additional green space, reduce stormwater runoff, and provide an amenity for residents. 2109.10~~
- ~~2109.11 ***Action NNW-1.2.A: Streetscape Plans***
Design and implement streetscape plans for: Connecticut Avenue between Dupont Circle and the Taft Bridge; P Street between Dupont Circle and Rock Creek Park; M Street between Connecticut Avenue and Georgetown; 17th Street between Massachusetts Avenue and New Hampshire Avenue; 14th Street between Thomas Circle and U Street; and 7th Street and 9th Streets between Mount Vernon Square and U Street. Completed – See Implementation Table. 2109.11~~
- ~~2109.12 ***Action NNW-1.2.B: Recreational Facilities***
Develop additional recreational centers within the Planning Area, with a priority on the Logan Circle and Foggy Bottom West End areas. The 2006 Parks and Recreation Master Plan identified these areas as being the parts of Near Northwest that are most deficient in recreational centers. Completed – See Implementation Table. 2109.12~~
- 2109.10 ***Action NNW-1.2.A: Add New Capacity to Recreational Infrastructure in Near Northwest***
The Parks and Recreation Master Plan has identified the Near Northwest Area as deficient in recreational infrastructure, particularly in the east-west stretch through Shaw, Logan Circle, Dupont Circle, and Foggy Bottom. Develop additional recreation centers or additional recreation space at existing facilities. Also work with DPR, DC Public Schools (DCPS), the Department of General Services (DGS), and existing private schools to make sure that the use of existing recreational facilities in and outside schools are open to the public after hours and that permitting for the use of public facilities is easy and streamlined. 2109.10
- ~~2109.13~~ 11 ***Action NNW-1.2.CB: Historic Resource Recognition Surveys***
Document places of potential historic significance ~~Conduct additional historic surveys within the Near Northwest, and consider additional areas for historic district designation, specifically in areas east of 7th Street NW. 2109.13~~ 11

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

2110 NNW-2 ~~POLICY FOCUS AREAS~~ Policy Focus Areas 2110

2110.1 The Comprehensive Plan has identified five areas in Near Northwest as “~~P~~Policy ~~F~~Focus ~~a~~areas”, indicating that they require a level of direction and guidance above that in the prior section of this Area Element and in the ~~e~~eCitywide ~~e~~elements (see Map 21.1 and ~~Table~~ Figure 21.3). These areas are:

- Shaw/Convention Center Area
- Dupont Circle
- 14th Street ~~NW~~/Logan Circle
- Lower Georgetown ~~Waterfront~~
- Foggy Bottom/West End. 2110.1

2110.2 ~~Table~~ Figure 21.3: Policy Focus Areas Within and Adjacent to Near Northwest 2110.2

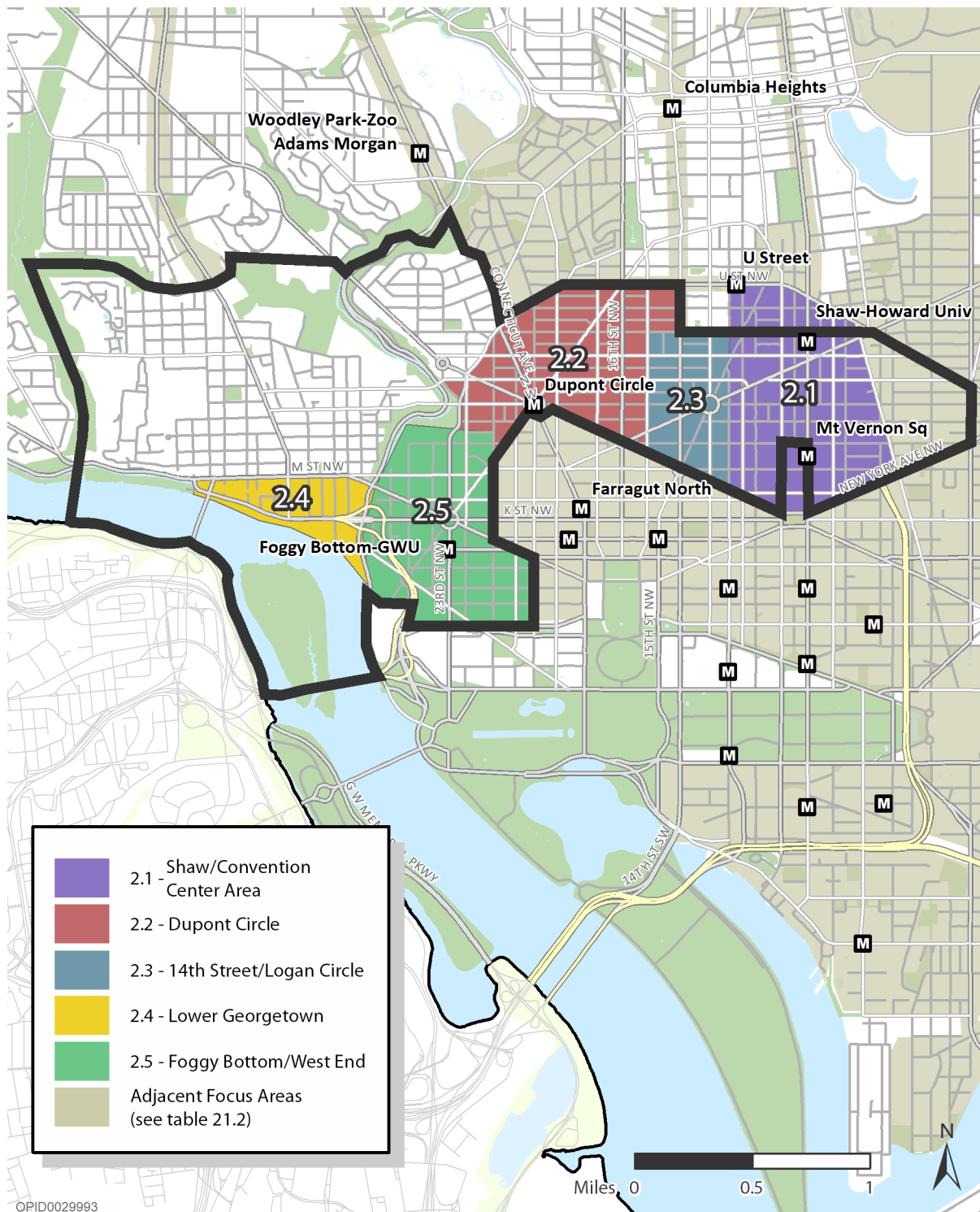
Within Near Northwest	
2.1	Shaw/Convention Center area
2.2	Dupont Circle
2.3	14 th S street/Logan Circle
2.4	Lower Georgetown
2.5	Foggy Bottom/West End
Adjacent to Near Northwest	
1	Wisconsin Avenue c Corridor
2	Connecticut Avenue c Corridor
3	18 th Street/Columbia Road
4	U S street/Uptown
5	North Capitol st St/Florida av Av/New York av Av
6	NoMa/Northwest one
7	Mount Vernon District
8	Golden triangle/K street Street

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

2110.3

Map 21.1: Near Northwest Policy Focus Areas 2110.3



Comprehensive Plan Near Northwest Area Element

Proposed Amendments

2111 NNW-2.1 ~~SHAW/CONVENTION CENTER AREA~~ Shaw/Convention Center Area 2111

2111.1 The Shaw/Convention Center ~~Area-area~~ is bounded by Massachusetts ~~Avenue~~ and New York Avenues NW on the south, 12th Street and Vermont Avenue NW on the west, U Street and Florida Avenue NW on the north, and New Jersey Avenue NW on the east. This area has a long history as an economically and ethnically diverse residential neighborhood. An urban renewal plan for the area was adopted in 1969 in response to the unrest in 1968 ~~riots~~ and ~~poor-deficient~~ housing conditions in much of the area. The urban renewal plan took a more incremental approach than was taken in Southwest, selectively clearing alley dwellings and substandard housing rather than calling for wholesale clearance. As a result, the area contains a mix of ~~publicly-assisted~~ affordable housing complexes from the 1970s and older row houses from the late ~~19th~~ 19th and early ~~20th~~ 20th centuries. 2111.1

2111.2 Recent market trends in the District, as well as the opening of the Washington Convention Center in 2004 and other notable real estate developments such as the O Street Market, have increased development pressure on the neighborhood. This has helped ~~brought the opportunity to~~ revitalize the ~~struggling~~ underserved business districts along ~~7th~~ 7th, ~~9th~~ 9th, and ~~11th~~ 11th Streets NW; but ~~it~~ has also brought ~~the threat of~~ displacement pressures for long-time, low-income residents. Development and revitalization efforts have contributed to transforming the area alley system as well. Blagden Alley has experienced a renaissance, with many creative businesses moving in and the establishment of the DC Alley Museum through a grant from the DC Commission on the Arts and Humanities (DCCHA) and support from the Blagden Alley Neighbors, which funds artists to create murals and public art in the alley. Two historic districts were created in the area in 1999 to manage growth, preserve places of architectural and cultural significance, and blend new buildings into the neighborhood. ~~control growth and mitigate the effects of development sparked by the new convention center in the center of this neighborhood.~~ 2111.2

2111.3 In 2005, ~~the Office of Planning~~ OP completed the Convention Center Area Strategic Development Plan to guide development, revitalization, and conservation in this area. The ~~Plan-plan~~ identified several issues, including the need to ~~protect~~ conserve affordable housing, generate new quality housing, revitalize local businesses, improve sidewalks and public spaces, upgrade parks and public facilities, provide stronger design controls, and expand the Shaw Historic District. In 2006, n Nearly one-fifth of the housing units in the study area received d some form of public subsidy and ~~are~~ were considered affordable. Based on 2017 estimates, the share of affordable housing units in the same area dropped to seven percent, making it a much less economically diverse real estate market and community. ~~Many are part of the federal Section 8 program and are vulnerable to conversion to market rate rents in the next five to ten years.~~

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

~~A recent market study of the area indicates that residents can support up to 600,000 square feet of commercial space, but until 2005 there was no strategy for where it should be located or how it might be attracted. 2111.3~~

~~2111.4 The Strategic Development Plan identifies programs to address these issues and defines specific actions and municipal programs to preserve and enhance the quality of life for all residents living in the study area. It defines a number of sub-areas, including historic row house neighborhoods, the immediate vicinity of the Convention Center area, the 7th/9th retail corridors, the Uptown Area (in the adjacent Mid-City Planning Area), the 11th Street corridor, Shaw and Seaton Schools, the Rhode Island Av/New Jersey Av intersection, the Bundy School/NW Cooperative II, and the two metro station areas. The Plan calls for maintaining the current number of affordable housing units, targeting commercial development to sites where it is most likely to benefit the community, and providing a clear hierarchy of streets and public spaces. 2111.4~~

2111.4 In 2014, the DC Council approved the Mid-City East Small Area Plan (SAP), which provides a strategic framework for revitalization of Bates/Truxton Circle, Bloomingdale, Eckington, Hanover, LeDroit Park, and Sursum Corda, as well as sections of Edgewood and Stronghold. The study area is predominately in Ward 5, with portions of Wards 1 and 6, and is traversed by five major corridors: North Capitol Street and New York, Rhode Island, New Jersey, and Florida Avenues. The vision for the Mid-City East SAP is to improve quality of life and enhance neighborhood amenities and character while supporting a community of culturally, economically, and generationally diverse residents. The Mid-City East SAP is a community-based plan guided by market-based solutions and a shared vision and principles. The plan builds from previous work and provides analysis and recommendations for land use, redevelopment of underutilized and/or underdeveloped sites, walkability, retail readiness along commercial corridors, and improvements to parks and open spaces. 2111.4

2111.5 *Policy NNW-2.1.1: Affordable Housing*
~~Protect~~ Conserve existing affordable housing within the Shaw/Convention Center area and produce new affordable housing and market rate housing on underutilized and future development sites. Use a range of tools to retain and develop affordable housing in the ~~study area~~ Planning Area, including tenant organization and public education, inclusionary zoning, renewing project-based ~~Section 8~~ public housing contracts, tax abatements, public-private partnerships, and ~~including~~ affordable housing when development on publicly-owned land includes a residential component. 2111.5

2111.6 *Policy NNW-2.1.2: Reinforce Existing Development Patterns*
Stabilize and maintain existing moderate-density row house areas within the Shaw/Convention Center ~~Area~~area. Locate multi-unit buildings in areas already

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

zoned for greater density, including areas near the Mount Vernon Square and Shaw/Howard University ~~Metro~~~~rail~~ **Metro** stations, and on publicly-owned land with the potential for housing. Ensure that development on infill sites scattered throughout the row house portions of the Shaw/Convention Center area is ~~consistent with~~ **sensitive to and complements** the neighborhood's character. 2111.6

- 2111.7 ***Policy NNW-2.1.3: Shaw/Howard University and Mount Vernon Square/7th Street NW-Convention Center Metro Stations***
Encourage mixed-income residential development with underground parking adjacent to the Shaw/Howard and Mount Vernon Square Metro stations, particularly on existing surface parking lots **and Metro station entrances**. 2111.7
- 2111.8 ***Policy NNW-2.1.4: Blagden Alley***
Encourage adaptive reuse and mixed-use infill development, **with special consideration for cultural, creative, and art uses**, along Blagden Alley, a residentially zoned block with historic structures such as carriage houses, garages, and warehouses. Appropriate measures should be taken to safeguard existing residential uses as such development takes place. 2111.8
- 2111.9 ***Policy NNW-2.1.5: ~~7th~~ 7th and ~~9th~~ 9th Street-NW Street Corridors***
Support and sustain ~~Locate~~ retail development within the Shaw/Convention Center ~~Area~~~~area~~ in a manner that best serves residents, creates the best environment for businesses to ~~succeed~~ **thrive**, and uses land already zoned for commercial uses. Continuous ground floor retail uses should be encouraged along sections of ~~7th~~ 7th and ~~9th~~ 9th Streets **NW** as designated in the 2005 Strategic Development Plan to create a traditional pedestrian-oriented Main Street pattern and establish a unified identity for the community. These corridors should attract convention-goers, residents, and visitors, and should include both new and existing businesses. 2111.9
- ~~2111.10~~ ***Policy NNW-2.1.6: 11th Street Retail***
~~Strengthen 11th Street between M and O Streets as a mixed-use district with ground floor retail and upper-story residential buildings with a mix of market rate and affordable units. Emphasize 11th and N Streets as the hub of this area.~~
~~2111.10~~
- 2111.~~11~~**10** ***Policy NNW-2.1.~~76~~ 76: Public Realm***
Improve streets and open spaces throughout the Shaw/Convention Center ~~Area~~~~area~~. Open space in the area should promote a sense of community, provide a high level of public safety, and address multiple needs. Connections between the area's parks and open spaces should be strengthened and opportunities for new recreational activities should be accommodated where feasible. 2111.~~11~~**10**

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- 2111.~~12~~11 *Policy NNW-2.1.~~8~~7: Street Hierarchy*
Design the streetscapes in the Shaw/Convention Center ~~Area~~area to clearly differentiate between residential streets and commercial streets, and to highlight the distinct role of avenues, retail streets, greenways, and primary and secondary residential streets. 2111.~~12~~11
- ~~2111.13~~ *Action NNW-2.1.A: Historic Resources*
~~Establish an historic district in Shaw East Survey Area. Coordinate with the National Park Service to ensure that detailed plans for the Carter G. Woodson House are consistent with goals for the neighborhood.~~ Completed – See Implementation Table. 2111.13
- ~~2111.14~~ *Action NNW-2.1.B: Retention of Non-Conforming Retail*
~~Investigate zoning tools to retain Shaw’s non-conforming retail corner stores and other existing retail uses within residential areas.~~ Completed – See Implementation Table. 2111.14
- ~~2111.15~~ *Action NNW-2.1.C: Convention Center Spin-off Development*
~~Leverage the presence of the Washington Convention Center to achieve compatible spin-off development on adjacent blocks, including a new Convention Center hotel at 9th and Massachusetts Avenue, leased street front space within the Convention Center for retail use, and upgrading facades along 7th and 9th Streets to attract retail tenants. Provide safe, well-marked, street-level pedestrian connections between the Convention Center and these areas.~~ Completed – See Implementation Table. 2111.15
- 2111.~~16~~12 *Action NNW-2.1.~~D~~A: New and Affordable Housing*
~~Provide incentives for~~ Support the development of mixed-income housing above retail space on ~~7th~~7th and ~~9th~~9th ~~s~~Streets NW, and encourage development of multi-family apartments and condominiums on parcels that are vacant or that contain buildings identified as non-contributing to the Shaw Historic District on ~~11th~~ 11th Street NW. 2111.~~16~~12
- 2111.13 *Action NNW-2.1.B: Redevelopment of Parcel 42*
The long-term vacant lots known as Parcel 42 at the intersection of Rhode Island Avenue and 7th and R Streets NW represent an opportunity to add new affordable housing units in the Shaw neighborhood. The District and the Zoning Commission should support redevelopment of the vacant lots at Square 442 and Lots 106 and 803 with a mixed-use project of up to 110 feet in building height, to include ground floor retail uses with both destination and neighborhood-serving retail; a residential component that maximizes affordability beyond the requirements of the Inclusionary Zoning Program; and publicly accessible open space on Lot 803 as per public input shared during the community engagement process for the redevelopment of the site. ~~2111.16~~ 2111.13

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- 2111.17 *Action NNW-2.1.E: Retail Rezoning*
Rezone the following parts of the Shaw/Convention Center area to require ground floor retail in new development or in major rehabilitation projects:
- a. ~~7th Street between Mount Vernon Square and M Street, and between O Street and Rhode Island Avenue;~~
 - b. ~~9th Street between Mount Vernon Square and N Street, and between M and O Streets;~~
 - c. ~~O Street between 7th and 9th Streets; and~~
 - d. ~~11th Street between M and O Streets.~~ **Completed – See Implementation Table. 2111.17**
- 2111.18 *Action NNW-2.1.F: O Street Market and Environs*
Support development of the O Street market site as a mixed-use project that becomes the focal point for the 7th and 9th Street retail corridors. Encourage NCRC ~~the property owners~~ to develop their properties on adjacent sites along O and P Streets with mixed-use projects containing ground floor retail and upper story housing. **Completed – See Implementation Table. 2111.18**
- 2111.19 *Action NNW-2.1.G: Watha Daniel Library*
Rebuild the Watha T. Daniel/Shaw Neighborhood Library as a state-of-the-art library that provides a community gathering place and attractive civic space as well a source of books, media, and information. Realize the full potential of the site to address multiple community needs, including housing and local-serving retail use. **Completed – See Implementation Table. 2111.19**
- 2111.20 *Action NNW-2.1.H: Shaw Area Traffic Study*
Study 6th, 7th, 9th, and 11th Streets to determine current levels of traffic and the necessary number of travel lanes, and make recommendations to improve the use of the public right-of-way along these streets. **Completed – See Implementation Table. 2111.20**
- 2111.~~21~~**14** *Action NNW-2.1.~~IC~~**IC**: Street Hierarchy and Public Realm*
Undertake the following actions to improve the public realm in the Shaw/Convention Center area:
- Develop, maintain, and enforce standards for residential and commercial streets that address sidewalks, tree boxes, and public rights-of-way;
 - Improve the appearance of gateway intersections at New Jersey and Rhode Island Avenues; **NW**, New Jersey and New York Avenues **NW**, Mount Vernon Square, ~~and 11th~~ **11th Street**, and Massachusetts Avenue **NW**; and

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- Explore the designation of P Street NW as a “greenway” and identify opportunities for connecting open spaces along the street. 2111.21~~14~~

2111.22~~15~~ *Action NNW-2.1.JD: Expiring ~~Section 8~~ Public Housing Contracts*
Implement the DC Housing Preservation Strike Force recommendations for
~~Develop a strategy to renew all affordable housing the~~ expiring project-based
~~Section 8 public housing~~ contracts within the Shaw area **and beyond**,
recognizing the vulnerability of these units to conversion to market rate housing.
Consider the redevelopment of these sites with ~~mixed~~ **mixed**-income projects that
include, **at a minimum**, an equivalent number of affordable units, ~~and~~ additional
market rate units, **and measures to avoid displacement of on-site residents**.
2111.22~~15~~

2111.23 *Action NNW-2.1.K: Bundy School Redevelopment*
~~Explore re-zoning and public-private partnerships to facilitate redevelopment of~~
~~the old Bundy School and adjacent surface parking lot. Construction of mixed~~
~~income housing and recreational uses should be pursued on the site. Completed –~~
See Implementation Table. 2111.23

2111.24~~16~~ *Action NNW-2.1.LE: ~~former~~ Former Shaw Junior High School sSite Feasibility Study:*
~~Conduct a feasibility study for redeveloping~~ **Complete redevelopment of the**
former Shaw Junior High School site **for the renovated Benjamin Banneker**
Academic High School in alignment with DCPS strategic planning and
capital funding availability. Continue to conduct engagement and analysis to
identify any additional facility needs and programs on the DCPS and DPR
portions of the site. ~~and Recreation Center through a public-private partnership~~
~~that includes a reconstructed school and recreation center, new mixed income~~
~~housing, upgraded green space to replace the one-acre concrete plaza, and~~
~~restoration of the L’Enfant street right-of-way along 10th and Q Streets. Seaton~~
~~School should be included within the study area. 2111.24~~16~~~~

2111.17 *Action NNW-2.1.F: Mid-City East SAP*
Implement recommendations provided in the Mid-City East SAP. 2111.17

2111.18 *Action NNW-2.1.G: Mid-City East Livability Study*
Implement recommendations provided in the Mid-City East Livability
Study. 2111.18

2112 NNW-2.2 ~~DUPONT CIRCLE~~ **Dupont Circle 2112**

2112.1 The general pattern of land use in Dupont Circle is well established. Future development in the area is ~~limited~~ **managed** by the area’s designation as ~~an~~ historic district and the application of the Dupont Circle zoning ~~overlay~~. The area is ~~an attractive~~ **sought-after** residential neighborhood due to its proximity to

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

~~d~~Downtown, restaurants and shopping, pedestrian-friendly streets, historic architecture, and diverse housing stock. Commercial and residential infill development and renovation are anticipated to continue, creating economic opportunities and ~~continued~~ concerns about the displacement of local services by national chains and ~~region~~ regional-serving retail uses. ~~, as well as the impacts of commercial uses on~~ The healthy mix of commercial and residential uses necessitates careful management and balance of ~~parking,~~ public safety, and commercial noise, ~~and~~ to maintain a high quality of life. 2112.1

~~2112.2 Pedestrian connections between Dupont Circle and adjacent neighborhoods could be stronger than they are today. This is particularly true along P Street west of the Circle, which is an important link to Rock Creek Park and Georgetown. A streetscape plan for the corridor has been prepared but has yet to be implemented. Similarly, 17th Street between P Street and R Street could benefit from streetscape improvements, landscaping, updated street furniture, and other enhancements that create a more attractive public space. 2112.2~~

2112.~~3~~2 ***Policy NNW-2.2.1: Maintaining Dupont Circle's Residential Character***
Discourage the expansion of commercial uses into residential areas, while maintaining ~~Maintain~~ the Dupont Circle neighborhood as a primarily residential area ~~and discourage the expansion of commercial uses into currently residential areas~~. For the purposes of this policy, Dupont Circle shall be defined as the area generally bounded by Rock Creek Park on the west, 15th 15th Street NW on the east, Massachusetts Avenue NW (east of Connecticut Avenue NW) and N Street NW (west of Connecticut Avenue NW) on the south, and Florida Avenue and U Street NW on the north. This area is shown on Map 21.1. 2112.~~3~~2

2112.~~4~~3 ***Policy NNW-2.2.2: Dupont Circle ~~Area Policies~~ Building Design***
Use the following standards in evaluating new buildings and alterations in the Dupont Circle area:

- ~~Require~~ Encourage a scale of development ~~consistent with~~ sensitive to the nature and character of the Dupont Circle area in height and bulk;
- ~~Ensure a general compatibility in the scale of new buildings with older low-scale buildings by restricting the maximum permitted height and floor area ratio of the new buildings to that of the underlying zone~~ Encourage a general compatibility in the scale of new buildings with older low-scale buildings by enacting sensitive design and appropriate transitions;
- Preclude demolitions or partial demolitions that would lead to an increase in height and floor area ratios inappropriate to the area;
- Enhance the residential character of the area by maintaining existing residential uses and controlling the scale, location, and density of commercial and residential development; and

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- ~~Ensure~~ **Encourage** compatibility of development with the Comprehensive Plan, **including District-wide goals to address the affordable housing need, by promoting increased housing opportunities.** 2112.43

2112.54

Policy NNW-2.2.3: Q Street NW Plaza

Maintain the Dupont Circle Q Street ~~Metrorail~~ **Metro** entrance as a civic plaza that is compatible with the adjacent ~~mixed~~ **mixed-use** neighborhood. Encourage the restoration of storefronts as active retail uses along Connecticut Avenue from Q Street **NW** to the Circle. 2112.54

2112.5

Policy NNW-2.2.4: Encourage the Development of Dupont Circle as a Neighborhood for All Ages and Families

Encourage the development of the neighborhood to be welcoming of all people of all ages and all family types by making sure that new developments are designed for all age and economic demographics and that parks and public spaces are designed for the needs of older adults and families, as well as for younger residents. 2112.5

2112.7

Policy NNW-2.2.5: LGBTQ Cultural Hub

Celebrate existing and new LGBTQ arts, cultural experiences, and history within Dupont Circle with placemaking and sustained, active programming in parks and community areas in the neighborhood. Leverage opportunities presented by Dupont Circle and the Dupont Underground and the future Connecticut Avenue Streetscape and Deck-Over Project. 2112.7

2112.6

~~*Actions NNW-2.2.A: 17th Street Design Plan*~~

~~Revise and implement the 17th Street NW Design Plan. The Plan calls for streetscape improvements to the entire right-of-way on both sides of the street between P and S Streets and the adjoining, contiguous commercial areas of R, Coreoran, Q, Church, and P Streets, NW. The plan was prepared several years ago and should be updated before it is implemented.~~ **Completed – See Implementation Table.** 2112.6

2112.7

~~*Action NNW-2.2.B: P Street Improvements*~~

~~Implement the recommendations of the P Street streetscape study, which calls for improvements to sidewalks, planting strips, vacant sites, and off-street parking.~~ **Completed – See Implementation Table.** 2112.7

2112.8

~~*Action NNW-2.2.C: Dupont Circle*~~ **Overlay Zoning Expansion**

Consider expansion of ~~the~~ Dupont Circle ~~overlay~~ **zoning** to include **the east side of the 18th Street commercial area (between S and U Streets) and the south side of U Street between 14th 15th and 18th 18th Streets NW.** 2112.8

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- 2112.9** *Action NNW-2.2.B: Connecticut Avenue Streetscape and Deck-Over Project*
Complete study of the of the Connecticut Avenue Streetscape and Deck-Over project over the north Connecticut Avenue NW underpass between Dupont Circle and Q Street NW. The new park should be designed as a neighborhood gathering point with green features and public art, so it may support programming and host events like the weekly farmers market. **2112.9**
- 2112.10** *Action NNW-2.2.C: Dupont Underground*
In line with the DC Cultural Plan premise that all infrastructure is a stage, continue supporting the use of the long-vacant underground trolley infrastructure under Dupont Circle for arts and community development activities like the community-led Dupont Underground space. **2112.10**
- 2112.11** *Action NNW-2.2.D: Streetscape Improvements Along Connecticut and Massachusetts Avenues NW*
Create new streetscapes along Connecticut and Massachusetts Avenues NW that maximize green space and outdoor seating where possible. **2112.11**
- 2112.12** *Action NNW-2.2.E: Expanded Recreation Center at Stead Park*
Create an expanded recreation center at Stead Park, which should include modern facilities to accommodate the growing needs of community programming for residents of all ages. The expanded recreation center should strive to receive certification as a net zero energy building, if possible, or a high-level green certification. **2112.12**
- 2112.13** *Action NNW-2.2.F: Improve Neighborhood Bike Lane Infrastructure*
Study the possibility of creating additional protected bike lanes in Dupont Circle, including on 17th and 18th Streets NW and Massachusetts Avenue NW. **2112.13**
- See the Central Washington Element for ~~a discussion of~~ additional information about the Lower 16th Street Area.*
- 2113** **~~NNW-2.3 14TH STREET/LOGAN CIRCLE~~ 14th Street NW/Logan Circle**
2113
- 2113.1** The ~~14th-14th~~ 14th Street NW corridor extending from Massachusetts Avenue north to S Street NW, and the adjacent area between 12th ~~Street~~ and 15th Streets NW, includes a wide range of residential development, from large historical mansions and row houses to high-rise apartment buildings. The southern part of this area along Massachusetts Avenue is one of the most densely developed areas in ~~the~~ city Washington, DC. Low-rise and garden apartments, including subsidized housing, ~~also~~ have also been built within this area. The Logan Circle neighborhood ~~also~~ includes numerous churches as well. The area's only

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

~~significant~~ **larger-scale** parks and open spaces are Logan Circle, **which are** owned and maintained by ~~the National Park Service~~ **NPS**, and **the** playing fields at Garrison Elementary School. 2113.1

- 2113.2 Major building renovation has been taking place in the Logan Circle area for more than ~~a~~ **two** decades. The development of a Whole Foods (~~Fresh Fields~~) supermarket on P Street just west of ~~14th~~ **14th** Street **NW** in 2001 was a catalyst for revitalization, sparking additional commercial development on P Street **NW**, as well as the development of many large-scale residential projects in the vicinity. Other catalytic projects, like the ~~new~~ Studio and Woolly Mammoth Theaters (**which has relocated to Penn Quarter in 2004**), have helped transform ~~14th~~ **14th** Street **NW** from its former life as ~~the city's~~ **Washington, DC's** "~~a~~ **Auto Row**" into a lively arts, restaurant, and loft district. **The designation of the corridor as an Arts Overlay Zone district along 14th Street that includes incentives for arts-oriented businesses on the corridor was an important factor in the transformation of the corridor into a hub for art galleries, theaters, and music venues. However, today's strong market is attracting retail and restaurants that are replacing arts-oriented businesses.** 2113.2
- 2113.3 Current trends in Logan Circle are expected to continue into the future, with 14th Street emerging as an even stronger center for ~~arts and~~ entertainment over the next decade. Additional restaurants, theaters, lofts, and apartments are encouraged on the blocks between Thomas Circle and U Street, creating a dynamic street environment that epitomizes the best qualities of urban living. Development on the corridor should be designed to minimize impacts on adjacent residential areas, adaptively reuse important historic structures, and preserve long-time neighborhood institutions like churches. 2113.3
- 2113.4 ***Policy NNW-2.3.1: ~~14th~~ 14th Street NW Arts District***
Promote and encourage the presence of the arts along ~~14th~~ **14th** Street **NW** between M Street and Florida Avenue **NW**, and preserve and ~~protect~~ **enhance** the area's entertainment, arts, and architectural history. 2113.4
- 2113.5 ***Policy NNW-2.3.2: ~~14th~~ 14th Street NW Mixed-Use Development***
Promote the development of art galleries, lofts, and business incubators for the arts along 14th Street, along with the establishment of cultural facilities and ~~street~~ **street**-level retail and neighborhood service uses, such as restaurants and local-serving professional offices. 2113.5
- 2113.6 ***Policy NNW-2.3.3: Public Realm***
Address public safety, urban design, and public space issues along ~~14th~~ **14th** Street **NW** to foster a safe, attractive environment conducive to the arts and ~~arts~~ **arts**-related businesses. 2113.6

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- 2113.7 ***Policy NNW-2.3.4: Lot Consolidation***
Encourage lot consolidation to address the many narrow commercial sites that exist along ~~14th~~ **14th** Street **NW** to encourage suitable scale and massing and **to** improve conditions for new development along the corridor. 2113.7
- 2113.8 ***Policy NNW-2.3.5: Arts Funding***
Encourage ~~the creation and funding of~~ programs that **support** ~~promote~~ arts **and cultural** activities **and facilities** along ~~14th~~ **14th** Street **NW**, ~~such as the “Design DC—14th Street Corridor Project” sponsored by the Commission for the Arts and Humanities, and that assist in the development of new arts facilities.~~ 2113.8
- ~~2113.9 ***Action NNW-2.3.A: Urban Design Study***
Undertake an urban design study and pursue funding to improve public space along 14th Street, including signage, tree planting and landscaping, special treatment of bus stops, public art, lighting, and street furniture that uniquely identifies the thoroughfare as an arts district. **Completed – See Implementation Table.** 2113.9~~
- ~~2113.10 ***Action NNW-2.3.B: 14th Street Parking Study***
Complete a parking study for the 14th Street corridor and adjacent side streets assessing options for meeting the parking needs of local theaters, churches, restaurants, businesses, and residents. Proposals for shared parking and restriping spaces (from parallel to diagonal) should be explored as part of this study. Any parking changes should ensure that additional parking spaces are managed efficiently, that pedestrian and bicycle safety and movement are ensured. **Completed – See Implementation Table.** 2113.10~~
- 2114 **NNW-2.4 ~~GEORGETOWN WATERFRONT~~ Lower Georgetown 2114**
- 2114.1 At one time, the Foggy Bottom and Georgetown waterfronts included industrial uses, such as gas works, glass companies, breweries, and warehouses. Most of these buildings were removed long ago to make way for office, retail, parks, and residential development. Some have been adapted for contemporary ~~mixed~~ **mixed-use** development. The waterfront has emerged as a major activity center, with new parkland west of the Washington Harbour complex. 2114.1
- 2114.2 **In recent years, t**~~The extension of the waterfront park from Washington Harbour to the Key Bridge **has created a new, popular regional public attraction for Georgetown, revitalizing a long-neglected portion of the riverfront.** ~~remains a high priority. When the proposed 10-acre waterfront park is completed, the goal of closing the one remaining gap in an otherwise continuous park extending from Hains Point to the District of Columbia line will be achieved.~~ 2114.2~~

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- ~~2114.3~~ ~~An extension of the park from Thompson Boathouse to the Kennedy Center also is planned, with separate paths for pedestrians and bicyclists along the water's edge. There are also plans to develop additional non-motorized boating facilities to supplement the Thompson Boathouse. At the present time, there is considerable unmet demand for boating and fishing facilities along this stretch of the waterfront. 2114.3~~
- 2114.~~4~~3 ***Policy NNW-2.4.1: Georgetown and Foggy Bottom Waterfront***
Provide a continuous linear park connection along the Potomac River waterfront in Georgetown and Foggy Bottom, including paths for pedestrians and bicyclists, fountains, seating areas, landscaping and open space, lighting, public access to the water, new non-motorized boating facilities, and fishing areas. **Focus on improving safe pedestrian access routes to and from the John F. Kennedy Center for the Performing Arts, the Watergate Complex, and to and from the larger Foggy Bottom neighborhood. A long-range plan in partnership with federal agencies to re-urbanize and improve connections over Route 66 will be needed in order to truly reconnect Foggy Bottom to its riverfront and better use land. The plan should also take into account the area's potential flood vulnerability caused by climate change and sea level rise.** 2114.~~4~~3
- 2114.4 ***Policy NNW-2.4.2: Upper Potomac Waterfront***
Partner with NPS and other federal agencies to conserve open space along the Potomac waterfront and preserve the wooded and scenic qualities of the Potomac Palisades and adjacent islands and shoreline. Be sensitive to the risks posed by climate change that increase flood risk along the river. 2114.4
- 2114.5 ***Policy NNW-2.4.3: Chesapeake & (C&O) Ohio Canal***
Support efforts by NPS and partners to restore, reimagine, and revitalize the C&O Canal National Historic Park. 2114.5
- 2114.6 ***Policy NNW-2.4.4: High-Capacity Transit Connections***
Explore multimodal options to improve high-capacity transit from Rosslyn, Virginia to Georgetown and from Georgetown to other parts of the District. 2114.6
- 2114.~~5~~7 ***Policy NNW-2.4.~~25~~5: Erosion and Bank Stabilization***
Work with ~~the National Park Service~~ **NPS** to stabilize the Potomac River's ~~B~~**b**anks, clean tidal flat areas, and reduce erosion along the Potomac shoreline and along Rock Creek. 2114.~~5~~7
- ~~2114.6~~ ~~*Action NNW-2.4.A: Waterfront Park Improvements*~~
~~Complete the waterfront park and promenade west of Washington Harbour, including an extension of the bicycle and pedestrian path and parkway from the Thompson Boat House to the Kennedy Center. **Completed – See Implementation Table.**~~ 2114.6

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- 2114.8** *Action NNW-2.4.A: West Heating Plant*
Support redevelopment of the West Heating Plant to include residential uses and a publicly accessible park with pedestrian and bicycle connections to Rock Creek Park and the C&O Canal National Historical Park. The connectivity should foster travel from those parks and trails to Georgetown and points south. Work with NPS to widen the bike/pedestrian path beside the Rock Creek Parkway to protect the safety of its many users. 2114.8
- 2115** ~~NNW-2.5 FOGGY BOTTOM/WEST END~~ Foggy Bottom/West End 2115
- 2115.1 Foggy Bottom is one of the District's oldest residential neighborhoods. It includes a mix of ~~19th~~ 19th century alley houses, small-scale townhouses, ~~mid~~ mid-rise apartments, and condominiums, as well as ~~the GW's campus of George Washington University ()~~ and GWU Hospital. Major federal uses, including the Department of State and the Kennedy Center, are located in the neighborhood, as well as major international institutions like the Pan American Health Organization. The neighborhood also includes Columbia Plaza and the Watergate, both ~~mixed~~ mixed-use complexes that are predominantly residential. There are ~~also~~ several hotels and office buildings in the area as well. 2115.1
- 2115.2 Starting with the planning and construction of the Whitehurst Freeway shortly after World War II, substantial parts of Foggy Bottom were lost to highway right-of-way. Highway construction followed the condemnation and demolition of large areas of Foggy Bottom. This prompted the organizing of a grass-roots, anti-highway movement in Washington, DC and other US cities experiencing a similar level of urban demolition, which eventually helped end the highway building boom by the mid-1960s. The abrupt end to the building of urban highway systems left areas like Foggy Bottom with unfinished roads and ramps feeding into existing grids that were never designed to support highway-level traffic and with barriers bisecting the community and separating it from the Potomac River. ; moreover, there are inconsistencies between the Comprehensive Plan and zoning in the area, with the Comp Plan designating the public lands as parks and open space while zoning suggests high-density residential development. Open, green space is the preferred use where such conflicts exist (see Policy 2.5.4 below). 2115.2
- 2115.3** The neighborhood has a shortage of usable parkland. The Potomac Freeway along the area's western boundary restricts access between the neighborhood, adjacent parkland, the waterfront, and the Kennedy Center. George Washington Circle provides a large, centrally located open space, but vehicular traffic around the circle makes it difficult to access. Rock Creek Park itself is accessible from Virginia and Pennsylvania Avenues but is otherwise cut off from the area by the freeway. 2115.3

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- 2115.~~3~~4 The heart of the neighborhood, including the major concentration of 19th century townhouses, was designated a historic district in 1986. In 1992, the Foggy Bottom Overlay District (**now the R-17 zone**) was created to provide further ~~protection to~~ **conservation of** the area; and to maintain the residential development pattern. **In 2014, the GW/Old West End historic district was established in the heart of the campus and some of the surrounding area, formerly known as West End.** 2115.~~3~~4
- 2115.~~4~~5 The **current** West End, just north of Foggy Bottom, is a former industrial and residential area that has been undergoing major change since the late 1970s. The area was rezoned in 1975 to encourage mixed-use development. Since that time, there has been major office, hotel, ~~and~~ residential, **and creative mixed-use, public-private partnership** development, **including a new library with eight stories of residences above and a number of affordable units.** ~~And~~ very few vacant sites remain. The opportunity remains to enhance the M Street **NW** corridor between Georgetown and Connecticut Avenue; **NW** and to strengthen **the** Pennsylvania Avenue **NW** corridor, which currently defines the edge between Foggy Bottom and ~~the~~ West End. 2115.~~4~~5
- 2115.~~5~~6 The expansion of ~~George Washington University~~ **GW** has been an ongoing issue of significant concern in Foggy Bottom and ~~the~~ West End, with neighbors expressing ~~great concerns~~ **unease** about the loss of housing stock and the changing character of the community. Continued commercial, hotel, and institutional expansion, ~~coupled with increased regional commuter traffic,~~ has caused ~~major~~ traffic, ~~and~~ parking problems, and concerns about air quality and disruption of the quality of life. **On the other hand, GW has also been an engine of economic, social, and cultural growth for the community by revitalizing the retail and food offerings in the area, and providing medical services. Pursuant to the 2007 Foggy Bottom Campus Plan, the university committed to develop its academic programs in the area within its boundaries and to discontinue off-campus undergraduate housing facilities.** The objectives for land use decisions in the Foggy Bottom/West End area are to conserve and enhance the existing residential neighborhood, maintain and improve existing parkland **and access to it**, and balance the needs of local residents with the needs of the university to carry out its academic mission. Efforts should continue to retain the residential balance of the area, ensure adherence to the ~~Campus-campus Plan~~ **plan**, and proactively address neighborhood and university concerns. 2115.~~5~~6
- 2115.~~6~~7 The area includes the Foggy Bottom/GW ~~U~~ Metro ~~S~~ station, one of the busiest **stations** in the **Metrorail** system, **which has only one entrance/exit.** ~~This station has only one entrance and elevator.~~ A second entrance would be desirable and is encouraged in the future. 2115.~~6~~7

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

- 2115.~~7~~8 ***Policy NNW-2.5.1: GWU/Foggy Bottom Coordination***
Encourage continued efforts to improve communication and coordination between George Washington University (GWU) ~~GW~~ and the Foggy Bottom and West End communities. Campus ~~Plans~~ plans for the university must demonstrate how the ~~campus-university~~ can manage its academic mission within ~~its current boundaries and enrollment~~ applicable limits for both campus development and enrollment. These efforts ~~must~~ should ~~ensure protection of~~ preserve the residential character of Foggy Bottom while contributing to the cultural and physical diversity of the community. 2115.~~7~~8
- 2115.~~8~~9 ***Policy NNW-2.5.2: Student Housing and Parking Issues***
Support continued efforts by ~~George Washington University~~ GW to place students in residential facilities within the campus boundaries or at the Mount Vernon campus to alleviate pressure on the housing stock in Foggy Bottom/West End and to develop transportation demand management programs and facilities that reduce parking problems on residential streets in the campus area. 2115.~~8~~9
- 2115.~~9~~10 ***Policy NNW-2.5.3: GWU Building Intensity***
~~Consider in principle the concept of increasing density on the existing George Washington University campus for~~ As approved in the 2007 Foggy Bottom Campus Plan, increase density on the existing GW campus to accommodate future space and facility needs (as measured by the enrollment, staff, and faculty limits set in the approved ~~Campus Plan~~ plan). ~~provided that~~ Take steps ~~are taken~~ to avoid sharp contrasts in height and bulk between the campus and the surrounding community, ~~and~~ to mitigate the effects of increased traffic, parking, and other impacts. 2115.~~9~~10
- 2115.~~10~~11 ***Policy NNW-2.5.4: West End/Foggy Bottom Parkland***
~~Protect~~ Maximize the benefits of, all parks and open spaces in this area, including George Washington Circle, Juarez Circle, and adjacent open space ~~“islands,”~~; Rock Creek Park, ~~and~~ Rock Creek, and the Potomac Parkway. The publicly-owned land between M Street and Virginia Avenue NW and 26th ~~26th~~ and ~~29th~~ 29th Streets NW, which includes both federally ~~owned~~ and District-owned land, shall be ~~retained as parkland and shall not be used for development or highways~~ part of a larger study on open space accessibility, transportation infrastructure reconfiguration, urban fabric reconnectivity for Foggy Bottom. 2115.~~10~~11
- 2115.12 ***Policy NNW-2.5.5: Study Potential for Removing Highway Infrastructure in Foggy Bottom***
Study the feasibility of improving Foggy Bottom and West End’s access to the Potomac River and existing park land, and create new open space and new development parcels by reconfiguring existing transportation infrastructure. Reconnecting to the Distric grid is essential for improving neighborhood connectivity and to support desirable enhanced

Comprehensive Plan Near Northwest Area Element

Proposed Amendments

transportation, improved park accessibility, affordable housing, and neighborhood-oriented development. 2115.12

- 2115.~~11~~**13** *Action NNW-2.5.A: Foggy Bottom/West End Transportation Improvements*
Conduct studies and implement appropriate changes to improve access and circulation between, through, and around the Foggy Bottom and West End neighborhoods, respecting the L'Enfant Plan street grid, ~~protecting~~ **conserving** Juarez Circle and other parklands as open space, and better incorporating the transportation needs of various institutions and uses into the fabric of surrounding neighborhoods. 2115.~~11~~**13**
- 2115.~~12~~**14** *Action NNW-2.5.B: Washington Circle*
Design and implement pedestrian access improvements to ~~the~~ Washington Circle's open space, **such as removing fences and architectural barriers to the lawns.** 2115.~~12~~**14**
- ~~2115.13~~ *~~Action NNW-2.5.C: Zoning/Comp Plan Conflicts on Open Space~~*
~~Apply the proposed "Open Space" zoning designation (see Action PROS-1.3.A) to the publicly-owned properties north and south of K Street between 29th Street and Rock Creek Park. **Obsolete – See Implementation Table.** 2115.13~~
- ~~2115.14~~ *~~Action NNW-2.5.D: Metro Station Access~~*
~~Support the development of an additional entry portal to the Foggy Bottom Metro station. **Obsolete – See Implementation Table.** 2115.14~~
- 2115.15** *Action NNW-2.5.C: Foggy Bottom River, Park, and Cultural Access Study*
Study the feasibility of reconfiguring existing highway infrastructure in Foggy Bottom so as to maximize the benefits and accessibility of the open space and parkland, reconnect the gaps in the street grid and urban fabric, create opportunities for affordable housing production, improve pedestrian and bike connections to and from Georgetown, the Kennedy Center, national parkland, and other attractions, and create new memorial and civic spaces.
2115.15